

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

PLANNING

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

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INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Klingel Martin A Jr Tr

File No.: PLN200146

Project Location: 26360 Valley View Ave, Carmel

Name of Property Owner: Martin Klingel

Name of Applicant: Klingel Martin A Jr Tr

Assessor's Parcel Number(s): 009-463-014-000

Acreage of Property: 0.16 acres

General Plan Designation: Residential - Medium Density

Zoning District: Medium Density Residential, 2 Units Per Acre, with a Design Control Overlay and an 18-Foot Height Limit (Coastal Zone) [MDR/2-D(18)(CZ)]

Lead Agency: County of Monterey

Prepared By: Michelle Huang, Assistant Planner

Date Prepared: 9/28/2021

Contact Person: Michelle Huang, Assistant Planner

Phone Number: 831-784-5730

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

- A. Description of Project:** The subject property is located at 26360 Valley View Avenue, Carmel. Within the area referred to as “Carmel Point” (Assessor’s Parcel Number 009-463-014-000). The project site is in an unincorporated portion of Monterey County just south of the City of Carmel-by-the-Sea (**Figures 1 and 2**). The proposed project involves the construction 652 square foot main level addition on the rear of an existing two-story single-family dwelling, the addition of two sets of dormer windows to the second floor of the existing dwelling, remodeling of the east end of the garage to accommodate new 9-foot carriage doors and new wood shake roof and removal of the garage door on the west end, and reconfiguration of the driveway. Other proposed improvements consist of exterior patios, 3-foot-tall concrete masonry unit (CMU) walls with stucco finish, and new landscaping (See **Figure 3** for site photographs).

The project site is approximately 0.16-acre (6,800 square feet) and is currently developed with existing two-story single-family dwelling with a 236 square foot attached garage. The property is rectangular in shape and fairly flat, with a slope to the southeast of approximately five percent. The construction is estimated to involve minimal grading for the main level addition, and the footing is estimated and recommended to be at least two feet down beneath the proposed main level addition. Some non-native ornamental landscaping would be removed to widen the driveway, and no trees are proposed to be remove.

Applicable entitlements include: Coastal Development Permit to allow development within 750 feet of archaeological resources and Design Approval to allow a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. Colors and materials to match existing.

Figure 1: Regional Setting

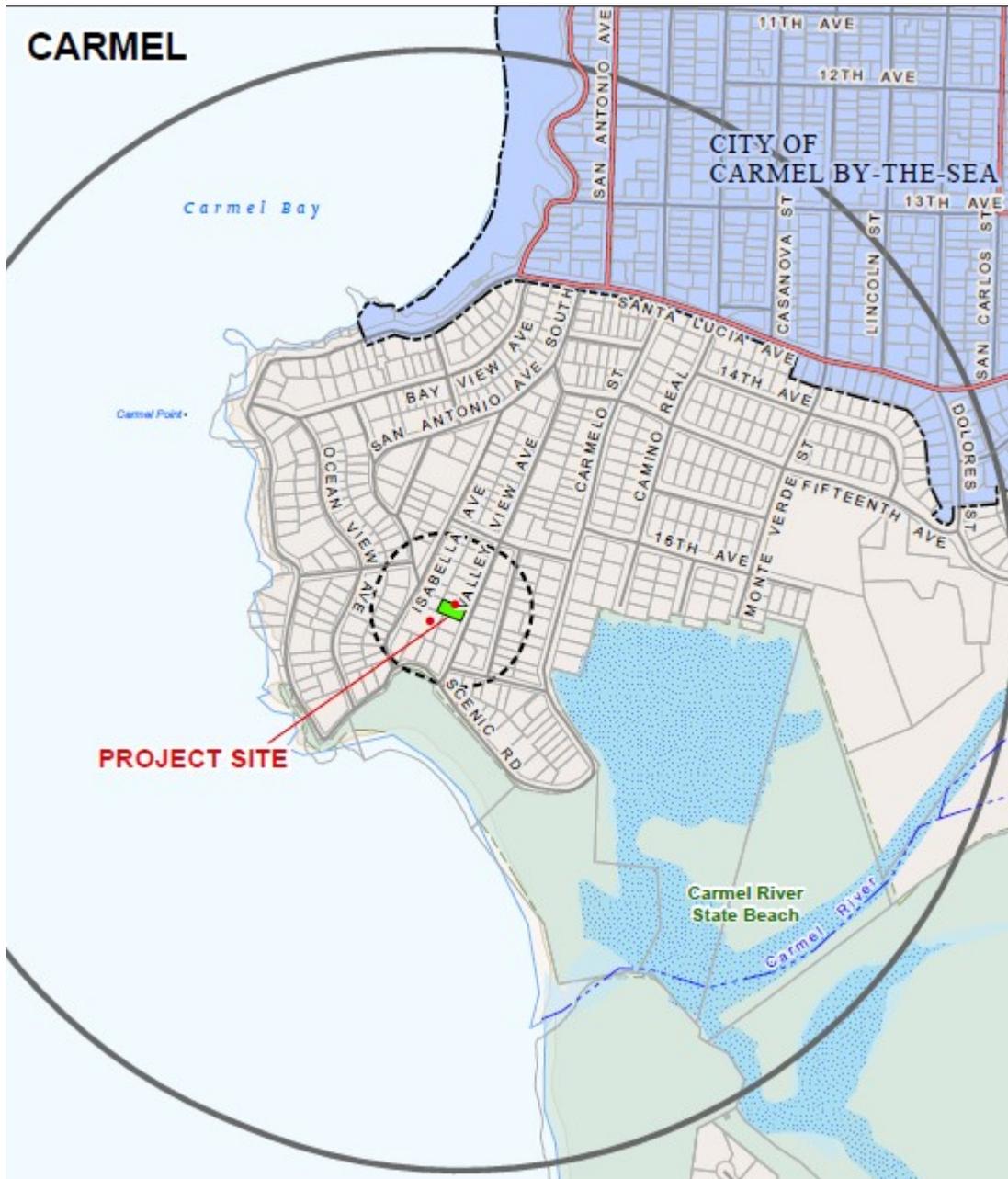


Figure 1: Project Vicinity – The subject property is located on Valley View Ave in an unincorporated portion of Monterey County just south of the City of Carmel-by-the-Sea (Source IX: 1, 23).

Figure 2: Project Location – Aerial View



Figure 2: Google Earth of the project site in aerial view. Retrieved July 30, 2021 (Source IX: 25).

Figure 3: Project Site Photographs



Photograph 1 – Street view of the existing residence, looking west (Source IX: 1).



Photograph 2 – Existing residence viewed when looking east from the existing rear patio, illustrating the neo-Tudor style of the dwelling. This photograph also shows the porte-cochère which the owner must drive through to park in the garage (garage entry on far left). This is proposed to be remodeled so the entry to the garage is on the front, rather than the rear, and a gate would be added to the front edge of the porte-cochère (Source IX: 1).



Photograph 3 – This photograph shows the staking and flagging of the proposed addition to the main story when viewed from the patio behind the garage (Source IX: 1).



Photograph 4 – This photograph shows the staking and flagging for the proposed addition on the rear end of the existing dwelling, looking south (Source IX: 1).

- B. Surrounding Land Uses and Environmental Setting:** The project site has an existing two-story single-family dwelling with a detached garage. The current residence is built in 1979. The project area is within the Carmel Point area, which is highly sensitive in archaeological and cultural resources. The subject property is within a known archaeological site (CA-MNT-17) where there have been previous archaeological and cultural discoveries. The development area is fairly flat, and the existing vegetation consists of various non-native ornamental landscape planting. The project site is situated near the coast within a residential neighborhood and numerous single-family homes are present in the surrounding vicinity. The project site and the immediate surrounding area is zoned for medium density residential use. Vegetation on surrounding properties is consisted of various non-native and native ornamentals and trees. Photographs of the site are provided in Figure 3. The project site is in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The Carmel River and its water delta is approximately 0.37 miles (1969 feet) to the south of the project site. The project is approximately 0.20 miles west to the nearest public beach.
- C. Other public agencies whose approval is required:** Subsequent to approval of the required discretionary permits (entitlements) identified above in Section A, the project would require approval from the County of Monterey HCD-Building Services. No other public agency approvals would be required. However, the project would be appealable to and by the California Coastal Commission.

Figure 4a: Proposed Site Plan

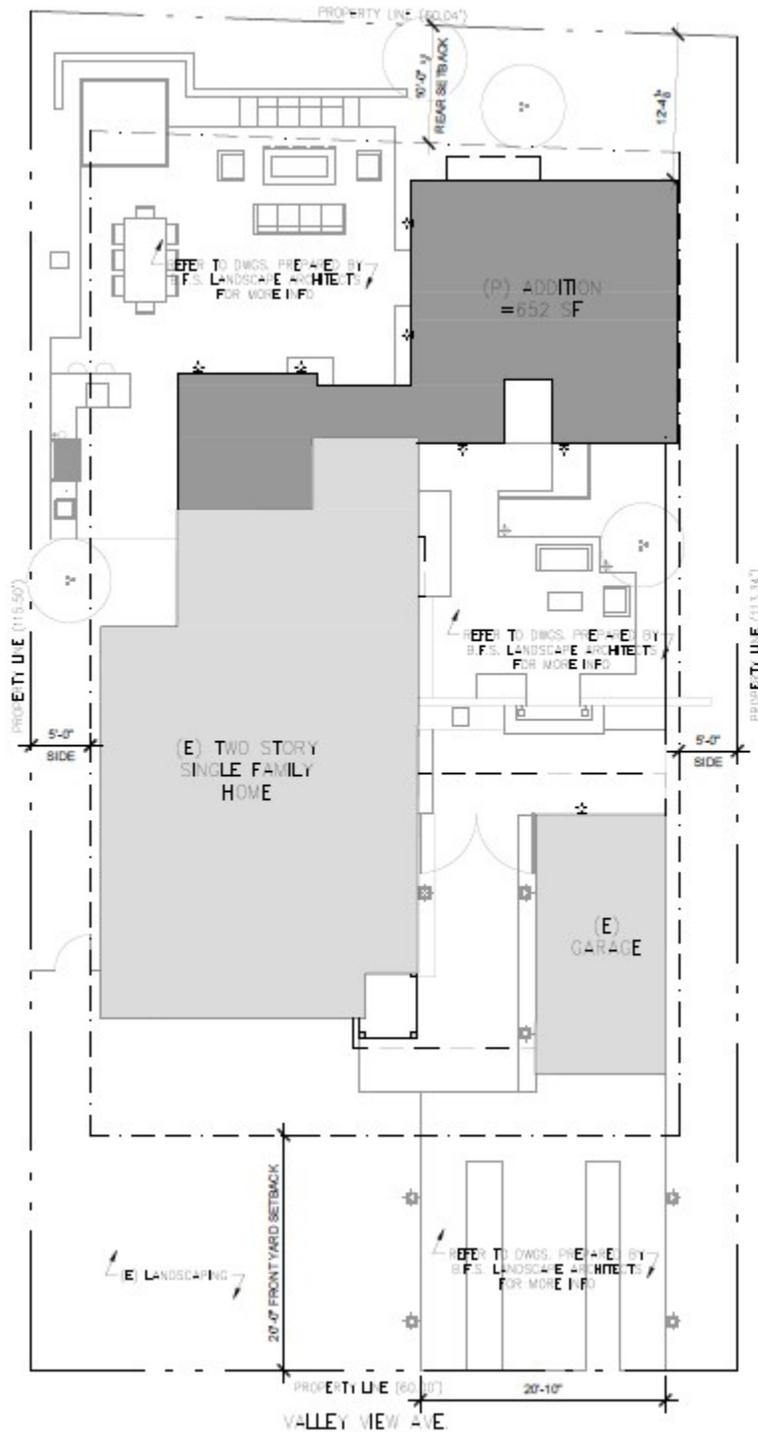


Figure 4a: The plan shows the proposed main level addition will be added in the back of the existing two-story single-family dwelling, and the reconfiguration of the driveway (Source IX: 1).

Figure 4b. Proposed Elevations

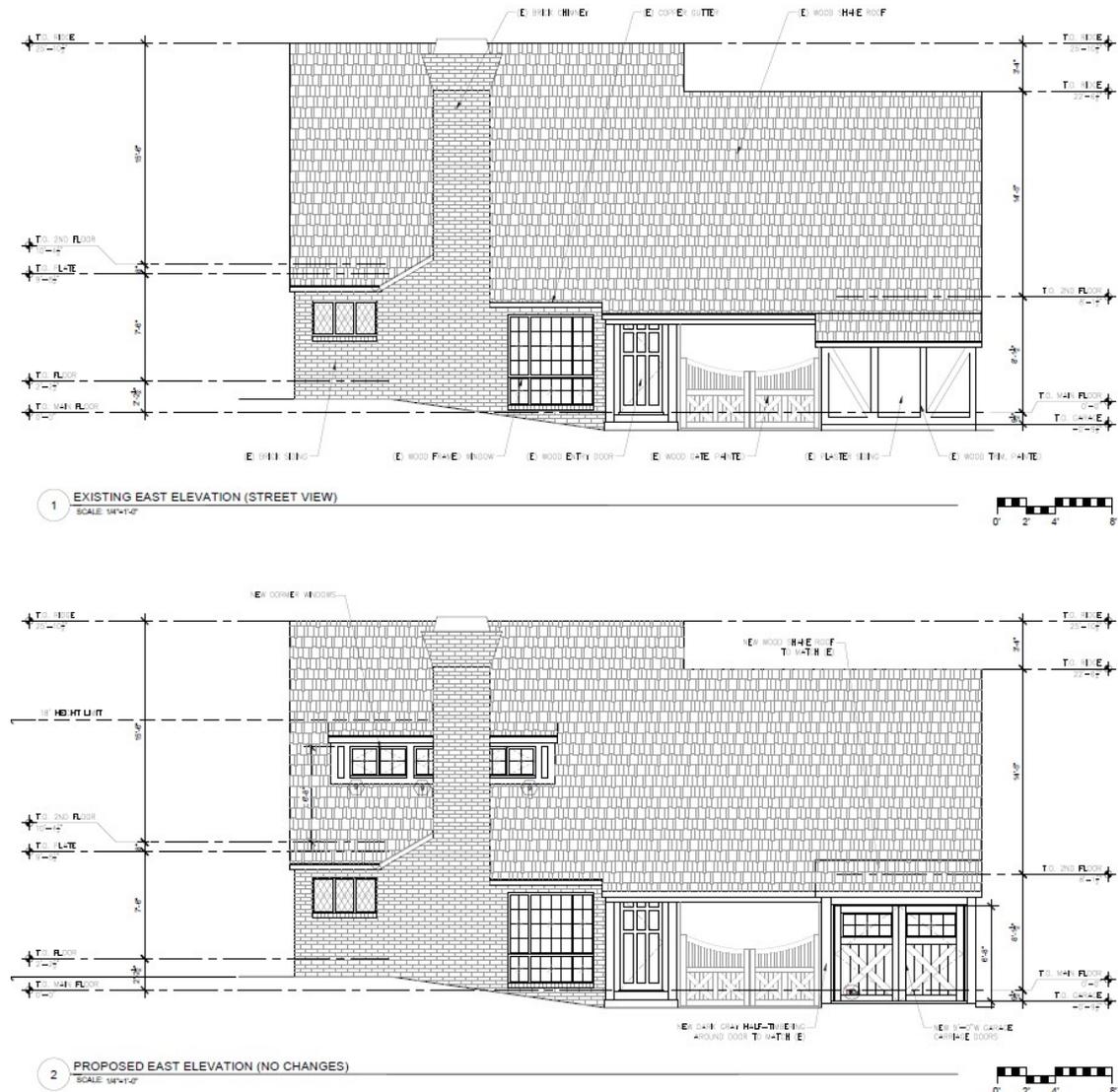


Figure 4b: New dormer window on the street-facing side and the south elevation from the second-floor bedrooms of the existing dwelling, and new wood carriage doors and new wood shake roof on the street facing side of the garage, removal of the existing garage door and installation of a wall and standard door (Source IX: 1).

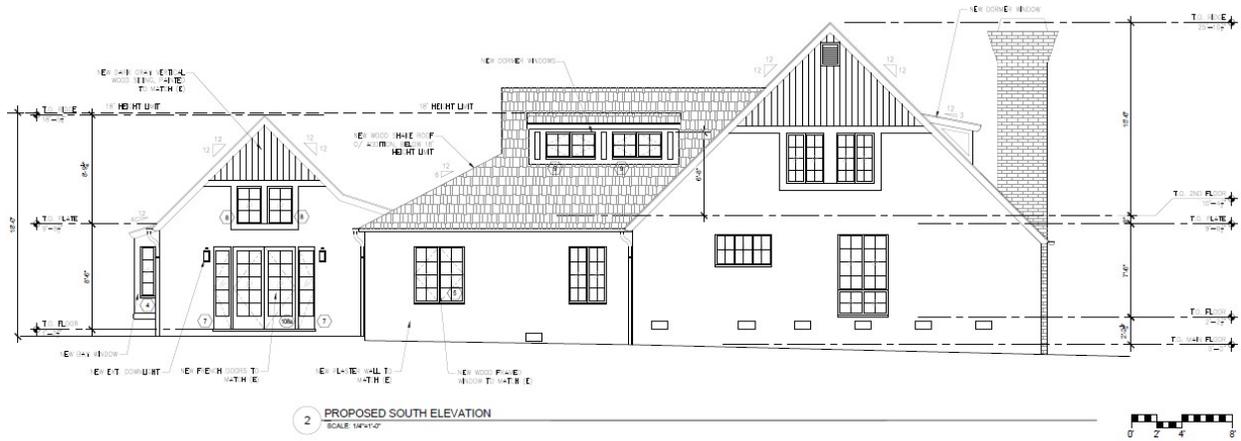


Figure 4b: Rear main level addition of 652 sf shown on the left of the elevation (Source IX: 1).

Figure 4c. Proposed Color and Material Finishes (Matches with the Existing)

PROPOSED MATERIALS



**WOOD SHAKE ROOF
TO MATCH (E)**



**WHITE PLASTER SIDING
TO MATCH (E)**



**DARK GRAY WOOD FRAMED WINDOWS &
DOORS TO MATCH (E)**



**DARK GRAY VERT. WOOD SIDING
TO MATCH (E)**

Figure 4c: The colors and materials for the proposed main level addition and the two sets of second floor dormer windows will match the existing color and material finishes (Source IX: 1).

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

General Plan: Within the coastal areas of unincorporated Monterey County, the 1982 General Plan policies apply where the Local Coastal Program (LCP) is silent. This typically is limited to noise and safety policies as the LCP policies contain the development standards applicable to development, such as visual, archaeological, and land use resources in the coastal areas. The project would involve the development of an addition to the first level of the existing two-story single-family dwelling and driveway reconfiguration to the south of Carmel-by-the-Sea, is consistent with the residential land use policies of the 1982 General Plan. The project would not create any noise nor safety concerns other than the temporary noise concern during the construction period (Source IX: 1, 2, 4, 6). **CONSISTENT**

Air Quality Management Plan:

The 2012-2015 Air Quality Management Plan (AQMP) for the Monterey Bay Region, adopted by the Monterey Bay Air Resources District, provided an update to the 2012 AQMP and addressed attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. Consistency with the AQMP is an indication that the project avoids contributing to a cumulative adverse impact on air quality; not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance. The project includes the construction of a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway; therefore, the proposed project would not result in a population increase not already accounted for in the AQMP. The project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally required air plans. The CEQA Air Quality Guidelines and the Guidelines for Implementing the California Environmental Quality Act by the Monterey Bay United Air Pollution Control District, addressed the air quality threshold during the construction. The proposed project grading per day will not surpass the construction activity with potential significant impacts for PM₁₀ 2.2 acres per day threshold. The proposed construction would not result in significant construction related air quality impacts nor construction related pollutant concentrations (Source IX: 1, 10, 33). **CONSISTENT.**

Local Coastal Program-LUP: The project is subject to the Carmel Area Land Use Plan (LUP), which is part of the Certified Local Coastal Program (LCP) for Monterey County. This Initial Study discusses consistency with relevant LUP policies in Section VI.11 (Land Use and Planning). County staff reviewed the project for consistency with the policies of the Carmel Area Land Use

Plan (LUP) Chapter 4.4 Development Policies and the regulations of the associated Coastal Implementation Plan (CIP, Part 4). The proposed main level addition and the interior and exterior remodeling would be consistent and conform to the development policies and scenic resource measures. In addition, staff reviewed the project for consistency with the site development standards required by the applicable zoning ordinance (Title 20). The parcel is zoned Medium Density Residential/2 units per acre maximum-Design Control-18 foot height limit-Coastal Zone [MDR/2-D(18)(CZ)]. The project involves the 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. As proposed, conditioned, and mitigated, the project is consistent with the Carmel Area LUP. (Source IX. 1, 2, 4, 5, 6) **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics. The project is located in an existing residential neighborhood with various single-family residences with similar architectural styles in the near vicinity. A site visit was conducted by the Project Planner on November 16, 2020, the parcel is not visible from public viewing areas or scenic roads. The project would not have conflict with the

zoning, the proposed project is consistent with the Monterey County Code medium density zoning development standards, Coastal Implementation Plan Part 4 and Carmel Area Land Use Plan. The project involved the construction of a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. The design, color, and materials proposed to remain the same as the existing residence. The height would be 17 feet, which would not be intrusive to the existing residential neighborhood. The project is not visible from scenic roadways or public viewpoints. The project is not located in immediate vicinity to scenic corridors or scenic vistas (Source IX: 1, 2, 3, 4, 5, 6, 7). *Therefore, the proposed project would not impact visual resources on the site or in the vicinity.*

2. Agriculture and Forest Resources. The project site is located in an existing residential community and designated as Urban and Built-Up Land under the Department of Conservation California Important Farmland Finder. Project construction would not result in conversion of Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract and is not located in or adjacent to agriculturally designated lands.

The California Public Resources Code (PRC) defines Forest Land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC Section §12220(g)). Public Resources Code §4526 defines timberland as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species. The vegetation on the site is primarily ornamental hybrids. No part of the site meets the definition of forest land as defined in PRC Section §12220(g) or timberland as defined in Public Resources Code section 4526. The areas of the project site where construction would occur do not contain trees and are not considered to be forest land or timberland (Source IX: 1, 8, 9, 23). *Therefore, the proposed project would not result in impacts to agriculture or forest resources.*

3. Air Quality. The project site is located within the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Impacts to air quality from construction-related activities would be minor and temporary in nature. Construction would involve equipment typically involved in residential construction projects, such as excavators and trucks. The proposed project scope would not result in the emission of substantial amounts of criteria pollutants since the existing dwelling was constructed in 1979 which constructed after the lead-based paint ban in 1978 and the construction have minimal demolition involving existing structures. 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. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the MBARD Air Quality Management Plan. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with the proposed residence. The addition and remodel are for the same household that is already part of the

local population. The proposed development would not increase population that would otherwise exceed the forecast in the AQMP (Source IX: 1, 10, 33). *Therefore, the proposed project would not result in impacts to air quality.*

4. Biological Resources. The project location is a 0.16-acre (6,800 square foot) lot in a highly developed area just south of the City of Carmel-by-the-Sea. No riparian, wetland, or other sensitive habitat is present on the project site. The closest riparian habitat, Carmel River, is approximately 0.37 miles south of the project site. There are few wetlands in proximity to the project site; a nontidal wetland, is approximately 0.19 miles southwest of the project site, an estuarine and marine wetland is approximately 0.15 miles south of the site, and another estuarine and marine wetland is approximately 0.20 miles to the west of the project site. Due to the project's location within a dense residential neighborhood, it is not within an established native resident or migratory wildlife corridor, the nearest potential corridor, Carmel River, is 0.37 miles from the project site. Vegetation on project site is currently planted with ornamental landscaping, and no tree removal is proposed. The project would involve the removal of some of the non-native landscaping for the driveway reconfiguration as proposed, which is not in conflict with local policies or ordinances. The project would not conflict with any adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plans since the project site is not within the corridor or protected areas within the County adopted plans (Source IX: 1, 21, 31, 32). *Therefore, the proposed project would not result in impacts to biological resources.*
5. Cultural Resources. See Section VI.5.
6. Energy. The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails the construction of the 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. The construction would reduce and utilize alternatively fueled equipment on site where feasible instead of diesel-powered equipment; all diesel equipment will not idle for more than five minutes according to the project's preliminary construction plan. No trips are estimated to be necessary for the grading phase of the project. As such, the impacts would not be considered wasteful, inefficient, or unnecessary due to the scale of the residential project, during project construction or operation.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. PG&E provides electricity and natural gas to the project site. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. Compliance with these regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency (Source IX: 1, 12). *Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy.*

7. Geology and Soils. See Section VI.7.

8. Greenhouse Gas Emissions. Operationally, the project would incrementally increase energy consumption at the project site in the surrounding vicinity. However, it would not be substantial given that the project involves the construction of a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. Temporary construction-related emissions would result from usage of equipment and machinery. Monterey County does not have a greenhouse gas reduction plan by which consistency or conflicts can be measured; however, General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan. The proposed project does not conflict with the policy direction contained in the General Plan. In addition, the proposed project would not conflict with the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it only involves the construction of an addition and remodeling of and around one single-family residence, on a site that is zoned for residential use (Source: IX.1, 2, 13, 14). *Therefore, the proposed project would not result in significant increases in greenhouse gas emissions or conflict with an applicable plan, policy, or regulation*

9. Hazards/Hazardous Materials. Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to federal, state, and local regulations, which would minimize and reduce the risk associated with the transport hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials, other than those typically associated with residential uses, and would not create stationary operations. The project would not be located on or within 1,000 feet of a known hazardous materials site. The project site is not located near an airport or airstrip. Given that the project would involve the construction of a main level addition and driveway expansion in an existing residential neighborhood, the project would not impair or interfere with an adopted emergency response or evacuation plan. The project site is not located in an area designated by CAL FIRE as a Very High Fire Hazard Severity Zone (Source IX: 15, 17, 23). *Therefore, the proposed project would not result in impacts related to hazards/hazardous materials.*

10. Hydrology/Water Quality. The proposed project would not violate any water quality standards or waste discharge requirements, as it would only involve the construction of a main level addition to the existing residence in an existing neighborhood. It would also not impact groundwater basins or groundwater recharge and would not conflict with the Monterey County Groundwater Management Plan. Groundwater was not encountered in any of the exploratory borings drilled on the site by the LandSet Engineers Inc on May 6, 2020. The Carmel River and its river delta, located approximately 0.37 miles south of the project site, would not be impacted by the temporary construction or operational activities.

The project site is developed and connected to stormwater drainage facilities. Most of the site consists of impervious surfaces, including the patio paving and attached garage.

Drainage characteristics of the project site would not be altered in a manner that would increase erosion or runoff or interfere with flood flows. In addition, the project would be required to comply with the Chapters 16.08, 16.12 and 16.14 of the Monterey County Code that pertain to grading, erosion control and urban stormwater management (Source IX: 1, 4, 20, 21, 34). *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality.*

11. Land Use and Planning. See Section VI.11.
12. Mineral Resources. No mineral resources have been identified within the proposed project area or would be affected by this project (Source: IX. 1, 18). *Therefore, the proposed project would not result in impacts to mineral resources.*
13. Noise. Construction of the proposed project would generate a temporary noise increase in the vicinity of the project due to the use of heavy equipment such as excavators, graders, large trucks, and machinery typically used during residential construction projects. Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Chapter 10.60. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA measured 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 8 a.m. and 5 p.m., any work prior to 8am will be non-construction activity. Project construction would also generate a temporary increase in groundbourne vibration levels during the excavation and grading phases of project construction. Operationally, the project would not result in a substantial permanent increase in ambient noise given that proposed construction of the residence is on a site previously developed with a single-family home on a property zoned for residential use. The project is not located in the vicinity of a public airport or private airstrip (Source IX: 1, 4). *Therefore, the proposed project would not result in impacts related to noise.*
14. Population/Housing. The project proposes to develop a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. The project would not intensify population growth that was accounted in the Association of Monterey Bay Area Government’s projects. The project would not alter the location, distribution, or density of housing in the area or create additional housing demands (Source IX: 1, 2, 6, 19). *Therefore, the proposed project would not result in impacts related to population and housing.*
15. Public Services. The project site is in an existing residential neighborhood that is served by the Cypress Fire Protection District, Monterey County Sheriff’s Department, and Carmel Unified School District. The project proposes would not increase in population and would not increase in demand for public services since the household will remain the same. The project would not necessitate new or physically altered government facilities (Source IX: 1, 2, 6, 23). *Therefore, the proposed project would not result in impacts related to public services.*

16. Recreation. Given that the same household would utilize the dwelling after the remodel and addition, no increase in demand for recreational facilities is anticipated. Recreational activity by the same household is not expected to result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the construction or expansion of recreation facilities in the vicinity of the project. No parks, trail easements, or other recreational facilities would be impacted by the proposed project (Source IX 1, 23). *Therefore, the proposed project would not result in impacts related to recreation.*
17. Transportation. The project would involve a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway. The nearby roadways, such as Rio Road, Highway 1, and Del Monte Blvd would experience minor and temporary increases in traffic due to construction equipment and worker vehicle trips during the estimated construction duration of six to eight months. The construction truck trips will be scheduled during non-peak hours to reduce peak hour emissions. The project would be consistent with existing land uses in the vicinity of the project site and would not conflict with any program, plan, ordinance, or policy related to transportation systems. Existing roadways near the project site would not be altered. The project would not create new transportation hazards or incompatible uses and would not interfere with emergency access (Source IX: 1, 2, 6). *Therefore, the proposed project would not result in impacts related to transportation.*
18. Tribal Cultural Resources. See Section VI.18.
19. Utilities/Service Systems. Water and wastewater services at the project site would be provided by California American Water and Carmel Area Wastewater District, respectively. Electricity and natural gas would be provided by Pacific Gas & Electric. Solid waste disposal is provided by the Monterey Regional Waste Management District and the operational component of the project would not result in the substantial increase of solid waste production. The project site has previously received residential service for utilities and services, and the project would not result in new connections, there would be no increase in demand for utilities or service systems (Source IX 1, 23). *Therefore, there would be no impact related to utilities.*
20. Wildfire. The project site is not located in a State Responsibility Area and is not classified as a Very High Fire Hazard Severity Zone (VHFHZ). The nearest VHFHZ is approximately one mile southwest. The proposed project would not pose a risk of fire beyond the normal risks associated with single-family residential development within a developed residential neighborhood. The project site is served by the Cypress Fire Protection District (FPD). The project is also required to meet all current fire codes (Source IX: 1, 17, 23). *Therefore, the proposed project would not result in impacts related to wildfire.*

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

September 28, 2021

Date

*Michelle Huang, Assistant Planner
HCD-Planning*

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

This document is focused only on those items where a potential impact to “resources” exists. A brief explanation for a “no impact” determination is provided above. More detailed discussion on potential impacts to cultural resources, land use resources, and tribal cultural resources are described below.

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 4, 5, 6, 7, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 6, 7, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Source: IX. 1, 3, 4, 5, 6, 7, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 6, 7, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

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, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: IX. 1, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: IX. 1, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: IX. 1, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 2, 4, 5, 6, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX. 1, 2, 4, 5, 6, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 2, 4, 5, 6, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: IX. 1, 2, 4, 5, 6, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 2, 4, 5, 6, 26, 27, 31, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Source: IX. 1, 2, 4, 5, 6, 21, 22, 28, 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (Source: IX. 1, 2, 4, 5, 6, 21, 22, 28, 29, 35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (Source: IX. 1, 2, 4, 5, 6, 21, 22, 28, 29, 35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located in a highly sensitive area containing archaeological and cultural resources. In 2012, Archaeological Consulting prepared a report providing an overview of archaeological investigations and findings for the Carmel Point area (Source 22). The report identified that the area experienced intensive prehistoric use by the aboriginal people called the Costanoans. The Costanoans had established permanent coastal villages within the Carmel area shoreline from Carmel Point to Point Lobos Reserve.

Cultural Resources 5(a): No Impact

The current residence was built on 1979, the property is less than 50 years old. The project is not identified or associated with the definitions of “historical resources” per Section 15064.5 of the CEQA Guideline.

Cultural Resources 5(b) and (c) – Less than Significant with Mitigation Incorporated

The project parcel is located at Carmel Point and has been identified to be located within a known archaeological site (CA-MNT-17). This site has been identified as the oldest archaeological site in Monterey County and has been subdivided into three subareas: “A”, “B”, and “C”.

The report, prepared by Susan Morley, MA, Registered Professional Archaeologist (Source 21), identified that a preliminary cultural resources investigation for the project occurred April 2020, and archaeological monitoring with data recovery was recommended. In January 2021, Susan Morley conducted auger testing on the project site and a total of six six-foot manual augers were placed on the proposed main level addition site area. The assessment found that the site’s soils are stabilized eolian (wind-blown) sands that are excessively drained dune land are dark brown in color. During testing, Morley encountered two fragments of red abalone, a tiny flake of Franciscan chert and some modern glass. However, the report concludes that no substantial cultural materials, such as marine shell species, charcoal, bone, ground stone, thermally altered rock, broken cobbles, ground stone fragments or midden soils found in anthropogenic activities, were found during the testing.

Although Morley found no reason to delay the project based on the evidence discussed above, there remains a potential for unanticipated discovery of resources in unexcavated portions of the project site. As such, the report includes a recommendation that a native American monitor be present for any excavations to reduce impacts to cultural resources. In addition, Morley notes that it may be helpful for a qualified archaeologist to be present to assist in monitoring of excavation.

Due to the archaeological sensitivity of the project site and potential cultural or archaeological discoveries on the site, the on-going Monterey County Condition of Approval will require to stop work if any cultural, archaeological, historical, or paleontological resources are uncovered on site during the events of construction and shall contact HCD-Planning and archaeologist to determine and develop proper mitigation measures for the discovery. The work shall remain halted until the proper mitigation measures are implemented with the concurrence of HCD-Planning and the archaeologist. If unanticipated human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains determined to be Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. The project would be required to implement Monterey County Condition PD003(B) (See Section VI.18 *Tribal Cultural Resources*), which will require that there be no further excavation in the area surrounding the remains until the coroner and the NAHC, if applicable, are contacted and the find is treated in accordance with Public Resources Code Sections 5097.98 - 5097.994.

Therefore, the incorporated County Conditions of Approval would reduce the potential impacts related to archaeological resources and human remains to a less than significant level.

Mitigation Measure No. 1:

To reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeologist shall conduct a cultural resource awareness and response training for the construction field staffs that conduct any grading or excavation activities. The construction plans shall include the standard notes of the on-going condition to halt work immediately when any cultural, archaeological, historical, or paleontological resources are uncovered at the site. If the find is determined to be significant, work shall remain halted until proper mitigation measures for the discovery has been formulated and implemented, with the concurrence of HCD-Planning and the archaeologist.

Mitigation Measure Action No. 1:

1a: Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activities. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

1b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities where the archaeological 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 if any cultural resources are found. The contract shall include provisions requiring the monitor be present during soil disturbance for all grading and excavation and authorizing the monitor to stop work in the event resources are found. The contract shall be submitted to HCD-Planning for review and approval. In the events that HCD-Planning finds the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Conclusion:

As designed, the project has the potential to impact unknown historical/archaeological resources and with adherence to mitigation contained herein, existing regulations, and County Conditions of Approval, the project would have a less than significant impact on cultural and archaeological resources.

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: IX. 1, 2, 4, 5, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: IX. 1, 2, 4, 5, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (Source. IX: 1, 2, 4, 5, 6, 19, 20, 23, 24, 37)				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source. IX: 1, 2, 4, 5, 6, 19, 20, 23, 24, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source. IX: 1, 2, 4, 5, 6, 19, 20, 23, 24, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (Source. IX: 1, 2, 4, 5, 6, 19, 20, 23, 24, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Source. IX: 1, 2, 4, 5, 6, 19, 20, 23, 24, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source. IX: 1, 2, 4, 5, 6, 19, 20, 21, 23, 24, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is located in the Carmel area, more specifically in the Carmel Point. Carmel Point, like other coastal zones, is situated near a fault line, which is Cypress Point Fault. The Cypress Point Fault runs from the City of Carmel-by-the-Sea through the agricultural land to the Palo Corona Ranch. The area can be prone to flooding and soil within the area consists of mostly disturbed soil due to the residential development.

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

Surface-fault rupture happens when the earth breaks through the surface during seismic activities. The amount of surface-fault displacement depends on the earthquake magnitude and other factors. Carmel Area Land Use Plan policy 2.7.4.4.5 requires soils and geologic reports for development in areas of known or suspected geologic hazards. In accordance with this policy, a Soils Engineering Investigation of the proposed project site was prepared May 20, 2020 by LandSet Engineers, Inc. (Source 20) and submitted with the project application.

The Cypress Point Fault, shown on County GIS and USGS Interactive Fault Map, is present in the project vicinity, the fault is not considered to be active. The fault is located approximately 20 feet northeast of the parcel. Upon further investigation, the geologic evaluation concluded that the potential for surface rupture along the fault is very low and the magnitude of displacement is anticipated to be very small in the event of an earthquake along the fault. The report evaluated the dynamic compaction and compressibility of the project site soil in response to ground shaking during a seismic event. Dynamic compaction occurs when loose and unsaturated soils densify, however, the report indicated that no such soils to be found on the site. Nonetheless, the Cypress Point fault is in the project vicinity, it is reasonable to assume that the project site would experience strong ground shaking during the project lifetime. The report identifies seismic design parameters in accordance with the California Building Code which would be implemented during the typical construction permit process. Therefore, impacts related to seismic-related ground failure would be less than significant.

Geology and Soils 7(a.iv) – No Impact

Liquefaction is the transformation of soil from a solid to a liquid state due to the increased pre-water pressures in response to strong ground shaking generated during a seismic activity. County GIS (Source: IX. 23) indicates the project site is located within a zone that is designated as having a low potential for liquefaction, which was also confirmed in the LandSet report (Source:

IX. 20). The proposed project would not alter this condition. Therefore, no impacts would likely be incurred due to soil liquefaction onsite.

Geology and Soils 7(b) – Less than Significant

Erosion is caused by soil consisted of silty sand and poorly graded sand. County GIS indicated that the project site is in a moderate erosion hazard area. The field exploration and site evaluation that LandSet Engineers, Inc. conducted on the project site found that the site soils are erodible when disturbed. The recommendation of a drainage and erosion control plan by the LandSet Engineers, Inc shall be incorporated into the County Conditions of Approval to reflect and implement in the project design. The erosion control and implementation recommendation will provide surficial stability of the existing and proposed graded cut/fill slopes. The drainage improvement as part of the control plan is recommended to be incorporated in the project stormwater plans. Therefore, with the recommended measures shown below to reduce soil erosion, the impacts would be less than significant.

Geology and Soils 7(c) – 7(e) – No Impact

The LandSet report indicated that the site slopes are very gentle to the northeast, and there is no evidence of past or present slope instability on the site. The site is fairly flat, with no visible slopes. The site topsoil is silty sand with a low expansion potential, it does not require special measures to mitigate the effect of soil expansion on foundations, and interior or exterior concrete slabs on grade.

The project involves an addition to the main level of an existing single-family dwelling. The residence is already connected to the existing sewer system operated and maintained by the Carmel Area Wastewater District. The project would not involve the use of septic tanks or alternative wastewater disposal systems. Therefore, no impacts would likely be incurred due to soil instability onsite.

Geology and Soils 7(f) – Less than Significant

There are no paleontological resources or geologic features found in the project site during the Phase I survey and Phase II Auger Testing. In the event of unanticipated discovery of archeological or tribal cultural resources, impacts would be reduced to a less than significant level with Section VI.5 *Cultural Resources*, Mitigation Measure Nos. 1 and 2 for cultural and tribal resources protection. Therefore, the impacts would be less than significant with the current Monterey County regulations and Conditions of Approval under Section VI. 5 *Cultural Resources*, and Section VI.18 *Tribal Cultural Resources*.

Conclusion:

Compliance with existing regulations, recommendations by the Soil Engineers, and with Mitigation Measure No. 1 and 2 on Section VI.5 Cultural Resources would reduce impacts related to geology and soils to a less than significant level.

8. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX. 1, 4, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 4, 5, 6, 10, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

9. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX. 1, 15, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Source: IX. 1, 2, 4, 5, 6, 16, 20, 23, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: IX. 1, 2, 4, 5, 6, 16, 20, 23, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (Source: IX. 1, 2, 4, 5, 6, 16, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX. 1, 2, 4, 5, 6, 16, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX. 1, 2, 4, 5, 6, 16, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

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, 4, 5, 6, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2, 4, 5, 6, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is located within an urbanized neighborhood in unincorporated Monterey County just south of the City of Carmel-by-the-Sea, called Carmel Point. Carmel Point experienced intensive prehistoric use and is identified as a highly archaeological significant and sensitive resource area. The Carmel Area Land Use Plan (LUP) and Coastal Implementation Plan Part 4, both contained regulations to protect the archaeological and tribal cultural resources within the Carmel Point due to its high archaeological and tribal cultural sensitivities.

The project involves the construction of main level addition on the rear of the existing two-story single-family dwelling, the addition of two sets of dormer windows to the second floor of the existing dwelling, a remodel of the garage, and a reconfiguration of the driveway. Other proposed improvements include exterior patios, 3-foot concrete masonry unit walls with stucco finish and new landscaping. The proposed exterior changes will be utilizing the existing materials and colors to remain architecturally consistent to the existing dwelling and its immediate residential surrounding. The project would have minimal ground disturbance because there is no basement proposed and that the parcel is previously disturbed both in the building and footprint and in previous and long-term landscaping. The construction would involve minimal excavation, the estimated grading for the main level addition is at least approximately 2 feet down and the installation of the footings for the addition.

Land Use and Planning 11(a) – No Impact

The proposed project involves construction activity at an existing residence. No new roads or other development features are proposed that would physically divide an established community. There would be no impacts in physically dividing an established community.

Land Use and Planning 11(b) – Less than Significant

The proposed project would be subject to the policies and regulations of the Carmel Area Land Use Plan (LUP). The LUP contains policies that pertain to land use and development in the plan area. The project consists of an addition on the main level of the existing dwelling along with some exterior remodeling and driveway reconfiguration on a parcel designated for medium density residential use and would not conflict with land use policies specified in the LUP. Prior to implementation, the project would require issuance of construction permits and a Coastal Development Permit (CST) from the County.

The LUP also contains policies related to the protection of archeological resources. The Carmel LUP Section 2.8.2 Archaeological Resources Key Policy stated that “*Carmel is archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective [Key Policy] only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources*”. As described in Section VI.5 Cultural Resources, the project subsurface investigations did not result in the identification of archaeological resources within the project site, however, unanticipated discoveries are possible in unexcavated portions of the project site. With the policies stated in Carmel LUP Section 2.8.3 General Policies and Section 2.8.4 Specific Policies to preserve and protect archaeological and cultural resources in the area, therefore, the potential archaeological and tribal cultural resource impacts related to conflicts with the Carmel LUP regulations would be less than significant.

Conclusion:

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

12. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

13. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
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, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion/Conclusion/Mitigation: See Section IV.

14. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, 2, 6, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 2, 6, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

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

15. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV (Source IX: 1, 2, 6, 23).

16. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

17. TRANSPORTATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: IX. 1, 2, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Source: IX. 1, 2, 6, 14, 36, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 2, 6, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in inadequate emergency access? (Source: IX. 1, 2, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX 1, 2, 4, 5, 6, 21, 28, 29, 3528)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Mitigation/Conclusion:

As described in Section VI.5 *Cultural Resources*, the project site is considered as archaeologically sensitive by Monterey County. Additionally, the site is located on the land associated with the tribal history of regional native groups. Project construction activities would involve ground disturbance that would have the potential to result in substantial adverse changes to the significance of tribal cultural resources if such resources were exposed or damaged during construction. Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD – Planning initiated Assembly Bill (AB) 52 consultation with the Ohlone/Costanoan-Esselen Nation (OCEN) on October 8, 2019. The project site is located within the homelands of aboriginal people. OCEN is opposed to the ground disturbance that would occur at the project site and expects any remains that are discovered on the subject parcel to be re-buried onsite. The project is considered able to proceed by the County due to the project site is previously disturbed and has an existing dwelling, and the Phase I survey and Phase II Auger Testing indicated that no archaeological or cultural resources will be impacted by the project.

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

The project area is known to be sensitive for subsurface resources, as discussed in Section XI.5, *Cultural Resources*, and the potential impacts to unknown tribal cultural resources are significant. Implementation of the mitigation measure described below would ensure that, if artifacts or human remains are discovered, these resources are treated with appropriate dignity and respect. Implementation of the following mitigation measure would reduce impacts to Tribal Cultural Resources to a less than significant level.

Mitigation Measure No. 2:

To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure No. 2 and Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Mitigation Measure No. 2 Actions:

2a. Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

2b. Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

2c. Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

2d.: Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

Conclusion:

With implementation of mitigation measures 1 and 2, the project would have a less than significant impact on Tribal Cultural Resources.

19. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source IX 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source IX 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source IX 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source IX 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source IX 1, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

20. WILDFIRE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: IX. 1, 17, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
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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, 17, 23)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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, 17, 23)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion/Conclusion/Mitigation: See Section IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1-38)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Source: IX. 1-38)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1-38)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance (a) – Less Than Significant

There are no identified impacts to agriculture and forest resources, air pollution, greenhouse gas emissions, energy, hazardous materials, mineral resources, noise, population/housing, public services, recreation, transportation, utilities, and wildfire as a result of project implementation. Less than significant impacts have been identified for Geology and Soils, and Land Use and Planning. There are no identified environmental impacts which would cause substantial adverse effects on fish or wildlife or cause a fish or wildlife population to be substantially reduced/suffer a restricted range. Conditions of approval are included in the proposed entitlement to assure compliance with Monterey County, State and Federal codes and regulations to the extent that identified potential impacts are minimized to the less than significant level.

The project is in an archaeological sensitive area. Incorporation and implementation of identified mitigations would reduce identified potential impacts to a less than significant level for Cultural Resources and Tribal Cultural Resources such that important examples of the major periods of California history and prehistory would also have a less than significant potential impact.

Mandatory Findings of Significance (b) – Less Than Significant

As discussed in this Initial Study, the project would have no cumulative impacts to Air Pollution, Greenhouse Gas Emissions, Energy, Hazardous Materials, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities, and Wildfire. Geology and

Soils and Land Use and Planning have identified as less than significant cumulative impacts due to the parcel land is previously disturbed and has an existing dwelling, and the risks to landslide, liquefaction, and erosion is low to moderate and the County Conditions of Approval will reduce to any cumulative impacts. The Section VI. 5 *Cultural Resources* indicates that the site does not contain significant archaeological or historical resources and would not eliminate important examples of the major periods of California history or prehistory. Mitigation actions would protect any possible cultural resources that would be accidentally uncovered during ground disturbance. Given that the ground disturbance of this project is limited because there is no basement proposed and that the parcel is previously disturbed both in the building and footprint and in previous and long-term landscaping, the cumulative effect for Cultural and Tribal Cultural Resources is not anticipated to add to past, present, or future impacts in Carmel Point. The project would not result in substantial long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. Potential impacts of the project would be less than significant by implementing County Conditions of Approval, County regulations, and ordinances.

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

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. The project would have no impact or result in a less than significant impact in air quality, hazards and hazardous materials, noise, and transportation as discussed in the Initial Study. In the Section VI.7, *Geology and Soils*, the project would have less than significant impacts when complied to the recommendation from the field exploration and site evaluation report prepared for the project site. As discussed in Section VI.5, *Cultural Resources*, and Section VI.18, *Tribal Cultural Resources*, no known archeological or tribal cultural resources are present at the project site according to the reports. However, there could be potential archaeological or tribal cultural resources that would impact living descendants outside of the auger testing points when conducting the archeological reports. In the event of unanticipated discovery of archeological or tribal cultural resources, impacts to would be reduced to a less than significant level with the Mitigation Measure No. 2 identified in Section XI.18, *Tribal Cultural Resources*, and the implementation of the County's Condition of Approval for cultural resources PD003(B), Discovery of Cultural Resources. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant with mitigation measures incorporated.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project will be required to pay the fee unless a “no effect” determination can be obtained from the California Department of Fish and Wildlife.

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to project file PLN200146 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application and Plans (PLN200146)
2. Monterey County General Plan (1982)
3. Monterey County Scenic Highway Corridors and Visual Sensitivity
4. Monterey County Code of Ordinances
5. Monterey County Coastal Implementation Plan, Part 4
6. Carmel Area Land Use Plan
7. Site Visit conducted by the project planner on November 16, 2020.
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9. Williamson Act Reports and Statistics, California Department of Conservation
10. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
11. United States Geological Survey. (n.d.). What is surface faulting or surface rupture in an earthquake? Retrieved September 20, 2021, from <https://www.usgs.gov/faqs/what-surface-faulting-or-surface-rupture-earthquake>.
12. California Building Code, Title 24
13. Monterey County Climate Action Plan
14. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, Association of Monterey Bay Area Governments
15. EnviroStor, California Department of Toxic Substances Control
16. GeoTracker, California State Water Resources Control Board
17. Fire Hazard Severity Zones in SRA: Monterey County, CalFire
18. Mineral Lands Classification Data Portal, California Department of Conservation
19. E-5 Population and Housing Estimates for Cities, Counties, and the State, California Department of Finance
20. LandSet Engineers, Inc. May 2020. (LIB210209) “Soil Engineering Investigation for the Klingel Residence Addition (APN 009-463-014) 26360 Valley View Avenue Monterey County, California.”
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29. § 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources. (n.d.). Thomson Reuters Westlaw. Retrieved September 20, 2021, from [https://govt.westlaw.com/calregs/Document/IA0E0C760D48811DEBC02831C6D6C108E?transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IA0E0C760D48811DEBC02831C6D6C108E?transitionType=Default&contextData=(sc.Default))
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31. County of Monterey Planning and Building Inspection Department. (2008, September). Biological Resources. County of Monterey. <https://www.co.monterey.ca.us/home/showdocument?id=44002>
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33. Monterey County Ground Water Management Plan
34. California Public Resources Code. PRC Section 12220(g)
35. Monterey County Tribal Consultant on October 8, 2019
36. California Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA
37. Denise Duffy & Associates, Inc. (2016, December). Geology, Soils, and Seismicity. County of Monterey. <https://www.co.monterey.ca.us/home/showdocument?id=15423>
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