

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



Planning – Building – Housing
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INITIAL STUDY BACKGROUND INFORMATION

Project Title: Rey Eric J & Clark Harvey C

File No.: PLN220339-DEP

Project Location: 27650 Via Quintana Road, Carmel

Name of Property Owner: Rey Eric J & Clark Harvey C

Name of Applicant: Rey Eric J & Clark Harvey C

Assessor's Parcel Number(s): 185-052-005-000, 185-052-006-000 and 185-052-019-000

Acreage of Property: 153 acres

General Plan Designation: Residential Low Density 5- 1 Acres/Unit/Residential Rural
Density 5 Acres+/Unit

Zoning District: LDR/2.5-D-S-RAZ & RDR/10-D-S-RAZ

Lead Agency: County of Monterey Housing and Community Development

Prepared By: Kimley Horn

Date Prepared: July 2024

Contact Person: Fiona Jensen, Senior Planner, County of Monterey Housing
and Community Development

Phone Number: (831) 796-6407

Table of Contents

1.0 INTRODUCTION & PURPOSE4

 1.1. Summary 4

 1.2. Statutory Authority and Requirements 4

 1.3. Intended Uses of this Initial Study and Negative Declaration 5

 1.4. Technical Studies..... 6

2.0 DESCRIPTION OF PROPOSED PROJECT AND ENVIRONMENTAL SETTING7

 2.1 Location..... 7

 2.2 Surrounding Land Use and Environmental Setting 7

 2.3 Proposed Project 8

 2.4 Construction..... 8

 2.5 Approvals Required for the Project..... 9

3.0 CONSISTENCY WITH LOCAL AND STATE PLANS AND MANDATED LAWS9

4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED13

5.0 EVALUATION OF ENVIRONMENTAL IMPACTS.....12

6.0 ENVIRONMENTAL CHECKLIST15

 6.1 AESTHETICS 15

 6.2 AGRICULTURE AND FORESTRY RESOURCES 18

 6.3 AIR QUALITY 20

 6.4 BIOLOGICAL RESOURCES..... 22

 6.5 CULTURAL RESOURCES 27

 6.6 ENERGY..... 29

 6.7 GEOLOGY AND SOILS..... 30

 6.8 GREENHOUSE GAS EMISSIONS 35

 6.9 HAZARDS AND HAZARDOUS MATERIALS 36

 6.10 HYDROLOGY AND WATER QUALITY 39

 6.11 LAND USE AND PLANNING 43

 6.12 MINERAL RESOURCES 46

 6.13 NOISE..... 47

 6.14 POPULATION AND HOUSING 50

 6.15 PUBLIC SERVICES 51

6.16	RECREATION.....	53
6.17	TRANSPORTATION.....	54
6.18	TRIBAL CULTURAL RESOURCES	57
6.19	UTILITIES AND SERVICE SYSTEMS.....	59
6.20	WILDFIRE	62
6.21	MANDATORY FINDINGS OF SIGNIFICANCE	64
7.0	REPORT PREPARERS.....	66

Tables

Table 1: Project Consistency with the Carmel Valley Master Plan Supplemental Policies.....	44
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Figures

Figure 1: Regional Map

Figure 2: Site Plan

Figure 3: Site Photos

Figure 4: Site Photos

Note: All Figures provided at end of document.

1.0 INTRODUCTION & PURPOSE

1.1. Summary

The County of Monterey Department of Housing & Community Development (County) has determined that the proposed 27650 Via Quintana Road Minor Subdivision Project or “Project”, and the required discretionary actions of the County for the Project, require compliance with the guidelines and regulations of the California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et seq.). This Initial Study and Negative Declaration (IS/ND) addresses the direct, indirect, and cumulative environmental effects associated with the Project.

This IS/ND has been prepared in conformance with CEQA; California Code of Regulations (CCR) Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970 (“CEQA Guidelines”), as amended (CCR, Title 14, Chapter 3, Section 15000 et seq.), and applicable requirements of the Lead Agency.

This IS/ND has determined that the Project would result in potentially significant environmental impacts; however, mitigation measures and/or County conditions of approval are proposed that would reduce any potentially significant impact to less than significant levels. As such, the County concludes that an IS/ND is the appropriate document to provide the necessary environmental evaluations and clearance.

1.2. Statutory Authority and Requirements

In accordance with CEQA (Public Resources Code Sections 21000-21177) and pursuant to CCR Section 15063 of the CEQA Guidelines set forth at Title 14 of the California Code of Regulations, the Lead Agency for the Project is undergoing environmental review in this document. Acting in the capacity of CEQA Lead Agency, the County is required to undertake the preparation of an Initial Study (IS) to provide information to use as the basis for evaluating whether an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) is appropriate for providing the necessary environmental documentation for the proposed Project.

The purpose of an Initial Study is to: (1) identify potential environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or ND; (3) enable the project sponsor/applicant or Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in a project; (5) provide documentation of the factual basis for the finding in a ND that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for a project; and (8) assist in the preparation of an EIR, if required, by focusing on the effects determined to be significant, identifying the effects determined not to be significant, and explaining why potentially significant effects are not be significant.

CCR Section 15063 identifies global disclosure requirements for inclusion in an IS. Pursuant to those requirements, an IS must include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the IS.

According to CCR Section 15065(a), an EIR must be prepared for a project if any of the following conditions occur:

- The project has 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 an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.
- The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The project has possible environmental effects that are individually limited but cumulatively considerable. “Cumulatively considerable” means the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

According to CCR Section 15070(a), an ND is deemed appropriate if the IS shows that there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a significant effect on the environment.

According to CEQA Guidelines CCR Section 15070(b), an MND is deemed appropriate if it identifies potentially significant effects, if:

- Revisions in the project plans or proposals made by or agreed to by the sponsor/applicant before a proposed IS/MND is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
- There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

1.3. Intended Uses of this Initial Study and Negative Declaration

This IS/ND is intended to be an informational document for the County, the general public, and for responsible agencies to review and use when approving subsequent discretionary actions for the Project. The resulting documentation is not a policy document, and its approval and/or adoption neither presupposes nor mandates any actions on the part of those agencies from which permits and other discretionary approvals would be required.

The Notice of Intent (NOI) to Adopt an ND, IS/ND, and supporting analysis (sometimes referred to as “document”) is subject to a minimum 30-day public and agency review period (August 28 – September 27, 2024). During this review period, comments on the document should be addressed to the County.

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

1.4. Technical Studies

This IS/ND is supported by information provided in the following technical reports:

- *Biotic Assessment Report, Proposed Minor Subdivision 27650 Via Quintana, Carmel Valley, CA*, prepared by California Ecological Analytics, June 10, 2022. *Monterey County Library No. LIB220377*
- *Phase 1 Inventory of Archaeological Resources for a Portion of 27650 Via Quintana, Carmel Valley, CA 93923 (APN: 185-052-019-000)*, prepared by Archives & Archaeology, September 4, 2022. *Monterey County Library No. LIB220376*
- *Geologic Hazards Evaluation, 2.02-Acre Building Envelope And Access Road on a Portion Of Lot 7, Quintana Subdivision Via Quintana Road Monterey County, California*, prepared by Craig S. Harwood Engineering Geologist, July 10, 2022. *Monterey County Library No. LIB220378*
- *Geotechnical and Percolation Investigation for The Proposed Single Family Residence And Septic System Within A Portion Of 27650 Via Quintana*, prepared by Soil Surveys Group Inc., January 4, 2021. *Monterey County Library No. LIB220379*
- *Comprehensive Hydrogeologic Evaluation, Via Quintana - Lot 7, Well#1, 27650 Via Quintana Road, Carmel Valley, Monterey County, California, APN: 185-052-019-000*, Prepared by Bierman Hydrogeologic, May 23, 2024. *Monterey County Library No. LIB240180*

2.0 DESCRIPTION OF PROPOSED PROJECT AND ENVIRONMENTAL SETTING

2.1 Location

The Project Site is located in the northern foothills of the Santa Lucia mountain range on the north slopes of Carmel Valley, in the unincorporated area of Monterey County. The Project Site is located approximately nine miles south of the City of Salinas in Monterey County, California along the central California Coast. (**Figure 1: Regional Map**).

2.2 Surrounding Land Use and Environmental Setting

The Project Site is located at 27650 Via Quintana Road (Assessor's Parcel Numbers 185-052-005-000, 185-052-006-000 and 185-052-019-000). The Project Site is bordered by Carmel Valley Road to the south and large (over 100 acre) properties to the west, east, and north. Surrounding land uses include low-density residential development (single-family dwellings and accessory structures) and low-intensity agriculture that includes wine grapes and olive orchards. (**Figure 2: Site Plan; Figure 3 and Figure 4: Site Photos**).

The Project Site is approximately 153 acres and is largely undeveloped, except for four above-ground 4,900-gallon water tanks and a small wood utility enclosure. An on-site well is located near the eastern property line, near the entrance to the property off Via Quintana Road. The Project Site contains elevations above mean sea level ranging between approximately 250 feet and 825 feet. Approximately 136 acres of the 153-acre property contain slopes in excess of 25 percent. Portions of the Project Site, as well as neighboring parcels, contain oak woodland habitat, open grasslands, and the property supports an olive orchard approximately 3.5 acres in size.

Natural drainage is currently not controlled on the Project Site and flows toward the lower elevations, toward the south and southwest. There are natural, south-trending swales just south of the south property line that deliver runoff to the lower elevation areas south and downslope during peak runoff events. Similarly, there are north-facing natural swales located just north of the north property line that deliver runoff to areas north of the Project Site.

In February 2022, the County of Monterey approved an Administrative Permit and Design Approval (HCD-Planning File No. PLN210109; Resolution No. 22-009) to allow construction of an approximately 3,765 square foot single family dwelling with an attached 1,235 square foot two-car garage inclusive of an art studio and associated site improvements on the 153-acre subject property. This approved construction is to be located within the identified approximately 2-acre building envelope immediately east of the building envelope proposed for this subdivision.¹ Monterey County HCD-Building Services issued a construction permit for this approved work in May of 2024. This prior action and approval were determined to be Categorially Exempt from CEQA (Guidelines section 15303). However, because construction for this approved residence has not begun as of July 2024, baseline environmental conditions do not include the approved development.

No further environmental review is required for the scope of work approved under PLN210109. Accordingly, as detailed below in Section 2.4, this Initial Study only analyzes the Minor Subdivision of one parcel, resulting in two parcels, drilling of a domestic well, construction of associated water system

¹ The Project Site is identified as Lot 7 of Subdivision A, as shown on the Assessors Map filed February 06, 2003, in Volume 26 of Surveys Maps, at Page 37. The survey map identifies a 2.04-acre building envelope associated with a prior Administrative Permit (PLN210109) for a single-family home approved in February 2022.

infrastructure, and the foreseeable development on Parcel 1 (one single-family dwelling). Although the approved development on Parcel 2 (PLN210109) is not part of the proposed project, PLN210109 is considered when determining whether significant cumulative impacts would occur as a result of the proposed project.

General Plan and Zoning

The Project Site is located within the Monterey County 2010 General Plan and Carmel Valley Master Plan area. The Project Site is primarily zoned Low Density Residential, 2.5 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning district overlays. However, the northern tip of the Project Site is zoned Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning district overlays. Areas to the west, east, and south are designated Low Density Residential, while land to the north are designated Rural Density Residential. The Project is subject to Design Control standards contained in Chapter 21.44, Regulations for Design Control Districts or “D” Districts.

2.3 Proposed Project

The Project proposes a Minor Subdivision and Tentative Parcel Map to allow the division of the existing 153-acre legal lot of record, resulting in two irregularly-shaped parcels, Parcel 1 (75.5 acres) and Parcel 2 (77.5 acres). As noted previously, development approval has already been granted for a homesite on what will become Parcel 2. There are no specific development plans or architectural designs for Parcel 1, however, the construction of a single-family dwelling on Parcel 1 is a foreseeable development and as such, this Initial Study also addresses the proposed 4.53-acre building site and related improvements on what will become Parcel 1.

Development of the Project would involve the drilling of a new domestic well for Parcel 1 and installation of necessary water lines to service the future homesite on Parcel 1. The proposed well site, approved by the County Environmental Health Bureau (Water Well Construction Permit No. 22-13708), is located on the northern edge of the proposed building envelope. The proposed homesite has been sized to accommodate the installation of a future private septic system including a 2,000-gallon tank and primary and secondary leach fields. Prior to drilling of a new well, water lines would be installed connecting the proposed building envelope area on Parcel 1 to the water infrastructure (water tanks) on Parcel 2, which are supplied potable water by an existing well. However, it is assumed for the purposes of this document that new construction on Parcel 1 will rely on water provided from a new domestic well.

Access to the new homesite on Parcel 1 would involve improving (grading and paving) an existing dirt access road that extends from Via Quintana Road via a 40-foot-wide road and utility easement through Parcel 2.

2.4 Construction

Construction of the Project would generally involve tractors, backhoes, compactors, excavators, rollers, dump trucks, etc. All construction loading, unloading, and parking of equipment would occur within the boundaries of the existing Project Site and building envelope. Given the sloping topography, future development will likely require the use of retaining walls. The Project would not require any demolition. Site preparation work would include staging of construction equipment, vegetation clearing and grubbing, initial grading activities, and other related activities over an approximately 12-month period. Quantities of grading cut and fill are not known at this time.

2.5 Approvals Required for the Project

- Minor Subdivision and Parcel Map to divide one legal lot of record (153 acres) into two parcels: Parcel 1 (75.5 acres) and Parcel 2 (77.5 acres).
- Construction and Grading Permit from HCD-Building Services for subdivision improvements including the drilling of a domestic well and/or installation of necessary water lines.

3.0 CONSISTENCY WITH LOCAL AND STATE PLANS AND MANDATED LAWS

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

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

General Plan/Carmel Valley Master Plan: The Proposed Project is located in unincorporated Monterey County and development is governed by the 2010 Monterey County General Plan (“General Plan”), with additional policy guidance from the Carmel Valley Master Plan. The Proposed Project is located within the “Residential – Low Density” land use designation, where residential development is an allowed use. The Proposed Project consists of subdividing a residential property, to result in two parcels. Parcel 2 was previously approved to allow construction single family dwelling, whereas Parcel 1 is expected to be developed with a single family dwelling in the future. Therefore, the Proposed Project would be consistent with the allowable uses within the land use designation. In accordance with the General Plan and its Carmel Valley Master Plan, the Proposed Project would maintain the low-density residential and low-intensity agricultural characteristics of the Carmel Valley Master Plan area. As detailed in Section 5.11 (Land Use and Planning), the Proposed Project would be consistent with the General Plan, including the Carmel Valley Master Plan. CONSISTENT.

Water Quality Control Plan: The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board which regulates sources of water quality-related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The project is consistent with the parameters required for a Regional Board Subsurface Disposal Exemption. Section 5.8 (Hydrology and Water Quality) below discusses how the project will not violate any water quality standards or waste discharge requirements, groundwater supplies, groundwater discharge or site drainage. The proposed project will not contribute to runoff that may exceed the capacity of the existing or planned stormwater drainage. CONSISTENT.

Air Quality Management Plan: The Proposed Project is located within the North Central Coast Air Basin (“NCCAB”). Air quality in the Project area is managed and regulated by the Monterey Bay Air Resources District (“MBARD”). MBARD has developed Air Quality Management Plans (“AQMPs”) and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB. The 2012-2015 AQMP, the 2008 CEQA Air Quality Guidelines, and 2016 Guidelines for Implementing the California Environmental Quality Act are the most recent documents used to evaluate attainment and maintenance of air quality standards. The 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 (3)-year period. The closest air monitoring station is located in Carmel Valley. Based on available air quality monitoring data, there are no indications that the Proposed Project would cause a significant impact to air quality or greenhouse gas emissions. CONSISTENT.

4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

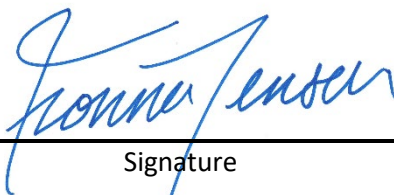
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/>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

DETERMINATION:

On the basis of this initial evaluation (check one):

- 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.

CERTIFICATION:



Signature

Fionna Jensen, Senior Planner
County of Monterey HCD-Planning

August 28, 2024

Date

5.0 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one (1) or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

6.0 ENVIRONMENTAL CHECKLIST

6.1 AESTHETICS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a) *Have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. Monterey County’s visual character and aesthetic resources are linked to its geography and the natural topography, vegetation, and cultural history of the region. Scenic vistas are plentiful throughout the County, from the coastline to the rural hills and mountainous areas inland. Carmel Valley is no exception. Scenic vistas can be found and enjoyed from multiple locations along Carmel Valley Road, with exceptional views of hills, meadows, ridgelines and vineyards. While the subject Parcel 1nd future building envelope may be seen from Carmel Valley Road or the valley floor, future improvements in this location would not be expected to block, interfere or have a substantial adverse effect from a defined scenic vista or scenic point. Due to distance, intervening hillsides, vegetation, topography, and the relatively and small development footprint expected within the building envelope, views of the Project site and any future structures would not be highly visible or out of scale with similar development on nearby parcels.

As shown in **Figures 3 and 4, Site Photos**, future development within the building envelope following subdivision would amount to a small development footprint that would not block expansive views and vistas and would not protrude above the distant mountain ridgelines and hills. For these reasons and given its location, the Project would not degrade, block or have a substantial adverse effect on a scenic vista based on CEQA thresholds.

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The Project would not substantially damage any identifiable scenic resources and there are no state scenic highways near the Project Site. According to the California Department of Transportation Scenic Highway Program, there are no officially designated, or candidate, State or county scenic routes within or adjacent to the Project Site. The closest scenic highway is County Highway G20 (Laureles Grade) from Highway 68 south to County Highway G16 (West Carmel Valley Road) which is located approximately one mile east of the Project Site. Due to distance, intervening hillsides, valleys, and relatively and small development footprint of the building envelope and any future residence, views of the Project's built structures would not be visible from Laureles Grade.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact. The Project Site is considered a non-urbanized area. The only public views toward the subject Parcel 1re from Carmel Valley Road and other smaller roads in the valley. The Project is of a similar density and scale as the surrounding rural, low-density uses that define the visual character of the area. While there is no specific development proposal for the newly created parcel (Parcel 1), alteration of this hillside area and natural slopes within the building envelope would be required to create more level building areas. When viewed from Carmel Valley Road, future development would not rise above the ridgeline in the background due to the hillside behind the proposed building envelope, as well as surrounding tree canopies. Views/visibility of the property from the public road would be fleeting. Future development would require discretionary approval and through that discretionary process would be reviewed for consistency with the zoning and land use plans governing scenic quality (such as setbacks, landscaping or building heights). The design aesthetics of the Project would be expected to be consistent with the character of existing development in the area and would not substantially degrade public views or the visual character of the area.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. The Project would not entail any nighttime construction-related activities; therefore, the Project would not result in any temporary increases in construction lighting. Operation of the Project (a single homesite and access road) would increase lighting beyond existing conditions; however, all exterior lighting would be required to comply with 2010 General Plan Policy LU-1.11 which requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. Further, future development would be subject to the County's standard exterior lighting condition of approval, which requires the applicant to submit exterior lighting plans to the County for review and approval prior to issuing construction permits. The lighting plan would be required to comply with design requirements set forth by the Monterey County General Plan, and Title 21 of the Monterey County Code, all of which require that lighting be shielded or directed to illuminate only the intended area.

With implementation of these standard requirements, all exterior lighting would be adequately located and designed to minimize light sources to preserve the quality of darkness in the area. This represents a less than significant impact.

Source

HCD-Planning File No. PLN220339-DEP Application Materials and Project Plans. <https://aca-prod.accela.com/MONTEREY/Default.aspx>

HCD-staff site visit on November 8, 2021, and March 25, 2022.

Monterey County 2010 General Plan. <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010>

Carmel Valley Master Plan.

<https://www.countyofmonterey.gov/home/showpublisheddocument/45818/636389938550470000>

California Department of Transportation. *Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

Cumulative Impacts

Due to the distance from the Project Site from surrounding development, and consistency with existing zoning, no cumulative aesthetic impact is anticipated to occur. The development of the adjacent Parcel 2 would be similar to the project but would not combine to create a new or more significant visual or aesthetic impact that exceeds CEQA thresholds.

6.2 AGRICULTURE AND FORESTRY RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE AND FORESTRY 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:</p>				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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?*

No Impact. The Project would not convert any prime, unique, or farmland of statewide importance to non-agricultural use. The Project and surrounding area are denoted as “Grazing Land” per the California Department of Conservation California Important Farmland Finder, which is defined as land on which the existing vegetation is suited to the grazing of livestock. Surrounding land uses include low-density residential development (single-family dwellings and accessory structures) and low-intensity agriculture that include wine grapes and olive orchards. Existing agriculture would not be affected by any future development resulting from the subdivision.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The Project would not conflict with existing zoning for agricultural use and is not encumbered by a Williamson Act contract. The Project is within the Rural Density Residential Zoning District which permits the first single-family dwelling per lot and agricultural uses including crop and tree farming, livestock farming, animal husbandry, apiaries, and aviaries. The Project would be consistent with existing zoning for the Project Site and would not change the use of the property to a non-agricultural use.

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))?*

No Impact. The Project Site does not involve forestland, timberland, or land for timberland production, as defined in PRC sections 12220(g), 2546, and 51104(g).

d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The Project Site does not involve forest land.

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?*

No Impact. The Project would not cause conversion of existing Farmland to non-agricultural use or forest land to non-forest use.

Source

California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>.

Accessed 6/27/24

Cumulative Impacts

No cumulative impact would occur because there are no impacts.

6.3 AIR QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)				X

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The Project Site is in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The NCCAB is currently designated as non-attainment for the state particulate matter less than or equal to 10 microns (PM10) standard. Ozone and its precursors (reactive organic gases and nitrogen oxides [NOx]) remain pollutants of concern in the MBARD 2012–2015 Air Quality Management Plan (AQMP). The NCCAB is designated as attainment for all federal standards and other state standards. MBARD is responsible for enforcing the state and federal air quality standards and regulating stationary sources through the 2012–2015 AQMP for the Monterey Bay region, adopted on March 15, 2017.

The Project is expected to result in limited new development following subdivision of the property. The proposed building envelope and site improvements would be expected to include a single-family home, driveway/access improvements, and well construction. While there are no specific design proposals at this time, this work would be expected to require grading of sloped areas and an unknown amount of cut and fill. The development of one single-family home would not result in substantial population growth and associated adverse effects to air quality related to mobile source emissions. The Project’s construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of the MBARD 2012–2015 AQMP. The Project would not cause a substantial increase of stationary emissions compared to what currently exists. The Project would be consistent with the 2012–2015 AQMP because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts. Therefore, the impact would be less than significant.

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?*

No Impact. The Project and resulting development potential of a single residence would not result in a cumulatively considerable net increase in any criteria pollutant.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

No Impact. There are no sensitive receptors near the Project Site that could be exposed to substantial pollutant concentrations.

d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?*

No Impact. The Project involves the potential development of one single-family home and related site improvements and would not emit odors that would adversely affect surrounding land use.

Source

Monterey Bay Air Resources District, *2012–2015 AQMP for the Monterey Bay Region*, https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

Accessed 6/27/24

Cumulative Impacts

No cumulative impacts would occur because the construction of one single-family home and related improvements would not exacerbate air quality conditions or attainment in the air basin.

6.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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 Game or US Fish and Wildlife Service?			X	
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?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact (with County conditions). California Ecological Analytics prepared a Biotic Assessment Report for the Project in June 2022 (Monterey County Library No. LIB220377). The purpose was to assess potential impacts resulting from the construction and operation of the Project. Based on the assessment, there is no evidence of any special-status wildlife or plant species occurring within the Project site’s building envelope or within the immediate surrounding areas. In addition, there are no

California Natural Diversity Data Base (CNDDDB) records of special-status wildlife or plant occurrences documented at or immediately adjacent to the site.

Special Status Wildlife

Within the Seaside (USGS) quadrangle where the Project site lies, there are 16 special-status wildlife species identified with potential to occur. Most special-status wildlife species known to occur in the greater region are not expected to occur on the Project site due to lack of suitable habitat. Special-status wildlife species that could potentially utilize habitats within or near the Project site, and their likelihood to occur, are identified below.

- **Smith's blue butterfly (*Euphilotes enoptes smithi*):** Although the Federally endangered Smith's blue butterfly is most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz counties, there are records of their occurrence in Carmel Valley including a location approximately 0.6 miles southeast of the Project site. This species is strongly associated with coast buckwheat and sea cliff buckwheat as a forage plant, which are not present within the Project site or the immediately surrounding areas. Due to the absence of the host plants Smith's blue butterfly would not be expected to occur within the property.
- **California tiger salamanders (*Ambystoma californiense*):** California tiger salamanders are federally threatened and California Threatened, and within the central coast region typically occupy California annual grasslands and open woodlands during the non-breeding season. California tiger salamanders breed in vernal pools or other natural ephemeral ponds as well as modified catchments and stock ponds with sufficient water. Based on the fact that there are no nearby records of California tiger salamanders, the extent of habitat barriers between the Project site and potential breeding ponds, and the distance between the Project site and potential breeding ponds, there is extremely low potential for California tiger salamanders to occur within the Project site at any time of year.
- **California red-legged frog (*Rana draytonii*):** Breeding sites of California red-legged frog (Federally Threatened) include a relatively wide variety of aquatic habitats that include pools and ponds as well as streams and creeks, marshes, coastal dune ponds, lagoons, and stock ponds. There are CNDDDB records of California red-legged frog occurrences within the Carmel River at locations within a mile of the Project site. However, there is no suitable wetland habitat within or immediately adjacent to the Project site and the closest reported occurrence is approximately 850 meters to the south. Given the extent of highly suitable upland riparian habitat along the Carmel River, the extent of habitat barriers between the Project site and potential breeding locations, and the distance between the Project site and aquatic breeding habitats, the potential for California red-legged frogs to occur within the Project site is extremely low.
- **Foothill yellow-legged frog (*Rana boylei*):** The federally endangered foothill yellow-legged frog is documented as having occurred in Carmel Valley, however this record is dated 1904 and is based on locations associated with museum specimens. The species is considered to have been extirpated from the Carmel Valley region. Nonetheless the habitat associations of this species are sufficiently similar to that of the California red-legged frog that even if the species is in fact extant in the Carmel River watershed it would be unlikely to occur on the Project Site for the same reasons described for California red-legged frogs.

- **Northern California legless lizard (*Anniella pulchra*):** The Northern California legless lizard is listed by the California Department of Fish and Wildlife (CDFW) as a California Species of Special Concern. There is a record of occurrences within 1 mile of the Project site, however it is dated 1957 and is based on approximate locations determined from museum specimens. The California annual grasslands and the coast live oak woodland are not habitats this species is typically associated with and the soils on the Project site and vicinity are dense and compacted and are unsuitable for this species to move through. Given the lack of suitable substrate within and adjacent to the Project Site, the potential for occurrence of this species is considered extremely low.
- **Burrowing Owl:** Burrowing Owls are known to occur within the region and this species could occur within the vicinity of the Project Site. There are no CNDDDB or iNaturalist records of burrowing owls at locations within 1 mile of the Project Site, and there are no signs indicating burrowing owls were present at any location within or adjacent to the site. The site is largely unsuitable for burrowing owls due to the proximity of trees and the lack of existing burrows. The potential for their occurrence within the Project site is considered to be low.
- **American Badger:** There are no CNDDDB or iNaturalist records of American badger from within 1-mile of the Project Site, however this species is potentially wide ranging. The closest occurrences documented in the CNDDDB are within what is now the Fort Ord National Monument. There is potentially suitable habitat within the vicinity of the Project such as the olive orchard and the open areas south of the Project Site. However, there are no indicators that American badger had recently occurred within the site or the immediate vicinity. It is possible that American badgers could occasionally utilize the property for foraging, although typical prey appear to be scarce within the vicinity of the property and building envelope. For these reasons the potential for American badgers to occur within the vicinity of the Project site is considered extremely low, and a substantial adverse effect on habitat values is not expected to occur.

Special Status Plants

There are CNDDDB records documenting populations of 27 species of special-status plants within the Seaside quadrangle. Of those 27 species, five are listed under the Federal or California Endangered Species Acts (ESA), or both. The Monterey gilia (*Gilia tenuiflora ssp. arenaria*) is listed as Threatened under the Federal ESA and Endangered under the California ESA. Monterey spineflower (*Chorizanthe pungens var. pungens*) is listed as Threatened under the Federal ESA, and Seaside bird's-beak (*Cordylanthus rigidus ssp. littoralis*) is listed as Endangered under the California ESA. The Contra Costa goldfields is listed as endangered under the Federal ESA. These species would not be expected to occur within the vicinity of the Project site due to distant proximity of known populations, and due to the unsuitability of habitats within the Project Site.

In addition to these federally and California listed plant species mentioned above, there are three plant species listed with the California Native Plant Society (CNPS) with known occurrences within 1 mile of the Project Site. These species are not listed under the Federal ESA or California ESA, but could potentially occur within the Project: Carmel Valley bush mallow (*Malacothamnus palmeri var. involucratus*), Carmel Valley malacothrix (*Malacothrix saxatilis var. arachnoidea*), and Eastwood's goldenbush (*Ericameria fasciculata*). In the biological site survey conducted, these species were not observed to be present. Given the survey results and the lack of suitable habitats

within the Project Site, the potential for occurrence of this species near the building envelope is considered low. No other special-status species are expected to occur based on the biological report. Given the findings of the report, lack of suitable habitat, and absence of evidence of any special-status wildlife or plant species occurring within the Project Site, there is very low potential for the Project to impact any special-status species or habitats. As a result, impacts would be less than significant.

Several bird species were identified at the project site in the vicinity of the proposed improvements. Raptors may also use the site for nesting and foraging. Because there are no specific site or development plans available, the extent of physical disturbance (including tree and vegetation removal) is not known at this time, nor is the timing of construction. Future development of Parcel 1 would be required to adhere to the County's standard "Raptor/Migratory Bird Nesting" condition of approval that required the Applicant/Owner avoid the nesting season February 22nd to August 1st, or obtain a nest survey to determine if any active raptor or migratory bird nests are present and active within the project site. The Proposed Project would have a less than significant impact on avian species with implementation with this condition.

- 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 Game or US Fish and Wildlife Service?*

Less than Significant Impact. The site and building envelope do not contain riparian habitat that would be affected by the Project. The nearest riparian area is the Carmel River channel and banks at the base of the valley, which would not be affected by future development of the site. As such, the project would not result in a substantial adverse effect on riparian habitat.

- 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?*

Less than Significant Impact. There is an ephemeral creek (East Coyote Gulch Creek) that drains through the Project Site toward the southwest, designated as a Freshwater Forested/Shrub Wetland by the United States Fish and Wildlife Service National Wetlands Inventory. Project construction or operation would not involve the removal or filling of East Coyote Gulch Creek, and would not alter the existing drainage pattern or course. Additionally, all BMPs required by the County will be implemented by the Project to avoid any potential impacts to water quality. Impacts to federally protected wetlands through direct removal, filling, or hydrological interruption would be less than significant.

- 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?*

Less Than Significant Impact. Based on the biological assessment, the Project would not interfere with the movement of any native species or use of wildlife nursery sites. The site is expected to have limited terrestrial connectivity opportunities as designated by the California Department of Fish and Wildlife (CDFW). A portion of the Project site is located within a CDFW Natural Landscape Block for habitat connectivity. However, the nature of the site will not be significantly altered with implementation of the proposed Project due to the limited scope of future improvements, and as

a result, existing movement opportunities for wildlife species to access neighboring areas would not be impeded. The Project would have a less-than-significant impact on wildlife movement.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant Impact. The Project would not conflict with any preservation policies or ordinances protecting biological resources. The limited scope of future improvements would have minimal impacts on protected biological resources in the area, as discussed above. Should any trees need to be removed for the Project once a site plan is prepared for the building envelope, the project would be required to obtain a Tree Removal Permit or Use Permit and would be subject to the County's Preservation of Oak and Other Protected Trees Ordinance (Title 21 section 21.64.260), which requires tree protect for those trees not approved for removal and tree replacement as a standard condition of approvals. Compliance with these conditions would fully mitigate any impacts from future tree removal.

- 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?*

No Impact. The Project is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan. Therefore, the Project would not conflict with any local policies or applicable HCP's and there would be no impact.

Source(s)

HCD-Planning File No. PLN220339-DEP Application Materials and Project Plans. <https://aca-prod.accela.com/MONTEREY/Default.aspx>

Biotic Assessment Report, Proposed Minor Subdivision 27650 Via Quintana, Carmel Valley, CA, prepared by California Ecological Analytics, June 10, 2022. Monterey County Library No. LIB220377

Monterey County 2010 General Plan. <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010>

Carmel Valley Master Plan.

<https://www.countyofmonterey.gov/home/showpublisheddocument/45818/636389938550470000>

Monterey County Zoning Ordinance. Title 21 section 21.64.260.

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO_CH21_64SPRE_21.64.260PROAOTPRTR

Cumulative Impacts

No cumulative impact would occur. The biological resources potentially affected are site specific and would not combine with other nearby development to create greater or combined effects.

6.5 CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?*

Less Than Significant Impact. The Project would not cause a substantial adverse change in the significance of a historical resource. The Phase I archaeological resource assessment for the Project (Appendix B) found no evidence of historic resources on the Project site, and there are no structures or resources within the proposed building envelope. Based on these negative findings, impacts are considered less than significant.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

Less than Significant Impact. The Project site is located within a region of moderate archaeological sensitivity as designated by Monterey County, and the potential exists that buried archaeological resources could be discovered during on-site ground disturbance activities (inadvertent discoveries). The Phase I archaeological resource assessment of the Project area included a records search of the California Historical Resources Information System (CHRIS), background research, and a field investigation by the archaeologist. The records search results yielded no known cultural resources within the immediate vicinity of the Project site and areas where future improvements would occur. Based on these negative findings, the Project site is considered to have low potential for encountering significant cultural resources. Therefore, construction of the Project would not likely cause a substantial adverse change in the significance of an archaeological resource. The potential impact to archaeological resources would be less than significant with implementation of the County’s standard condition, PD003(A), which requires that work be halted immediately if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site.

- c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Less than Significant Impact. No Native American human remains or significant cultural resources are known to exist on the project site. If unanticipated human remains are unearthed, California 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 California

Public Resources Code, Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. The project would also be required to implement Monterey County Condition PD003(A), which requires that work halt immediately in the event that cultural, archaeological, historical, or paleontological resources are uncovered during construction, and consultation with a qualified archaeologist. Should resources be discovered, Monterey County Condition PD003(A) requires that they be treated in accordance with California Public Resources Code, Sections 5097.98–5097.994. With adherence to existing regulations and the Monterey County Condition PD003(A), impacts on human remains would be less than significant.

Source(s)

HCD-Planning File No. PLN220339-DEP Application Materials and Project Plans. <https://aca-prod.accela.com/MONTEREY/Default.aspx>

Phase 1 Inventory of Archaeological Resources for a Portion of 27650 Via Quintana, Carmel Valley, CA 93923 (APN: 185-052-019-000), prepared by Archives & Archaeology, September 4, 2022.

Phase 1 Inventory of Archaeological Resources for a Portion of 27650 Via Quintana, Carmel Valley, CA 93923 (APN: 185-052-019-000), prepared by Archives & Archaeology, September 4, 2022. Monterey County Library No. LIB220376.

Monterey County Parcel Report Web App. <https://maps.co.monterey.ca.us/wab/parcelreportwebapp/>

Cumulative Impacts

No cumulative impacts would occur, as cultural resources are site specific and would not combine with other similar projects to create a new or more severe impact.

6.6 ENERGY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. 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?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant Impact. The Project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. Given the limited scale of the Project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient or unnecessary due to the scale of the Project.

Operational energy demand would also be minimal as the Project’s development potential would be limited to a single-family home site and new well. 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 Project would not conflict with state or local plans for renewable energy or energy efficiency. Therefore, the Project would result in a less than significant impact and would not conflict with a state or local plan for renewable energy or energy efficiency.

Source(s)

California Green Building Standards Code, <https://www.dgs.ca.gov/BSC/CALGreen>

Cumulative Impacts

No cumulative impact would occur given the small scale of potential development on the site.

6.7 GEOLOGY AND SOILS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on*

other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The Project is not located on an active Alquist-Priolo Earthquake Fault zone according to mapping information available from the California Department of Conservation website. However, the Monterey Bay-Tularcitos fault system, a regional fault, is located 0.5 mile south of the Project site. Historically, fault surface traces have been mapped as trending through portions of the Project site, including one surface trace of the Tularcitos. Due to the proximity of the Tularcitos Fault to the site, the building envelope is located within a county-designated fault surface rupture hazard zone. Based on the Geologic Hazards Evaluation prepared for the Project, by Craig Harwood, July 10, 2022, research and site reconnaissance revealed no evidence of faults or ground rupture (active or otherwise) at the building envelope area. Thus, the potential for surface-fault rupture at the building envelope location is considered to be low, and impacts would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The geologic hazard that poses the greatest impact to the site is seismic shaking. The San Andreas fault zone or the San Gregorio fault are likely to produce the highest level of seismic shaking at the site, although there are several active faults in the region capable of producing very strong to severe levels of seismic shaking during the design life of any future residence in this location. As suggested by the preliminary geologic hazards evaluation, selection of seismic design parameters should be established after careful consideration of the site profile, analytical procedures, and past performance of similar structures during shaking similar to that expected for the site. These recommendations are consistent with current state and local building codes and design standards, which must be met as part of the development review process once a specific development project is proposed. Compliance with all current standards would mitigate risks of strong seismic shaking to a less than significant level. Further, all recommendations of the geotechnical report are required to be implemented into the final construction plans pursuant to Monterey County Code section 16.080.110.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The Project site is located within a zone that is designated as having a low potential for liquefaction. The shallow bedrock conditions, relative density of the bedrock materials and the absence of a laterally continuous groundwater table indicate that there is a very low potential for liquefaction to occur. For similar reasoning as that stated for liquefaction, there is a low potential for the occurrence of lateral spreading based on the characteristics of local geology and soils. Therefore, the potentials for liquefaction, lateral spreading and lurching occurring in any area that could affect the building site is low, and impacts would be less than significant.

iv) Landslides?

Less Than Significant Impact. The Project site is within a larger area than has been characterized as having a moderate potential for seismically induced landsliding. However, as indicated above, the Parcel 1 building pad area and adjacent slopes are underlain at very shallow depths by dense to very dense geological material. The geologist's research and field review revealed no evidence of existing landslides within or immediately adjacent to the proposed building envelope or access road. The natural slopes have attained some degree of relative stability, and have a low potential for gross instability or debris flow activity in their undeveloped state, including seismically-induced landsliding. In addition, the leach field area is planned for a gently inclined slope west of the building envelope. The final plans for the building area and leach field should be designed to dissipate effluent over a large area in order to minimize the amount of water saturation of the receiving slopes. All recommendations of the geotechnical report are required to be implemented into the final construction plans pursuant to Monterey County Code section 16.080.110. Compliance with site-specific engineering recommendations and County regulations would result in less than significant impacts with respect to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Based on the Monterey County Erosion Hazard Map, the erosion hazard rating of the Project site is considered to be moderate to high. The near surface soil at the Project site has the potential to erode, especially if protective vegetation is removed. Implementation of standard construction Best Management Practices would minimize erosion impacts during construction. Slopes disturbed as a result of development activities shall be provided slope protection and revegetated prior to the rainy season to help reduce the effects of erosion. The building site, any new paved areas and ground adjacent to the future residence shall be graded so that rainfall runoff does not become trapped or flow against any building foundations. In addition, the Project would comply with Monterey County Code *Chapter 16.08 – Grading* and *Chapter 16.12 – Erosion Control*, of the Monterey County Code of Ordinance. These chapters set forth required provisions for administration of erosion control measures. During the construction permit phase, the contractor would be required to comply with applicable building code requirements (including those pertaining to health, life, and safety) and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by HCD-Environmental Services staff, and geotechnical plan review and certification. With compliance of these existing standards and regulations, impacts would be less than significant.

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?

Less Than Significant Impact. There is no evidence of unsuitable or unstable soil conditions on the Project site, except for loose/soft soils encountered in the upper foot and moderately expansive soils at foundation depths. The site is underlain at relatively shallow depths by indurated, hard shale, and no laterally continuous or significant water bearing strata are known to occur at the site. To address the effects of the loose near surface soil conditions and the moderately expansive soils at footing depths, the Geotechnical and Percolation Investigation prepared by Soil Surveys Group Inc., recommended recompacting soils within the proposed building pad, constructing footings a minimum of 12 inches deep for each story, constructing at least 5-inch concrete slabs-on-grade, and directing site runoff away from the foundation. The Proposed Project (future development)

would be required to comply with Monterey County Code section 16.080.110, which would require implementation of the recommendations of the Project, or as amended in the future. The shallow bedrock conditions, relative hardness of the bedrock and the absence of a laterally continuous groundwater table indicate that there is a very low potential for liquefaction to occur at the site. For similar reasoning as that stated for liquefaction, there is a low potential for the occurrence of lateral spreading, subsidence, and liquefaction to occur. With adherence to the engineer's site-specific recommendations, the site would be suitable for the proposed Project and would not further result in soil instability and related effects. Therefore, impacts would be less than significant.

- 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?*

Less Than Significant Impact. As previously discussed, the Project site contains loose near surface soil conditions and the moderately expansive soils at footing depths. While the potential for substantial risk as a result of expansive soil is low, the effects of such could potentially impact the Project. However, adherence to Monterey County Code section 16.080.110 would reduce impacts related to expansive soils to a less than significant level.

- 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?*

Less Than Significant Impact. Future development of Parcel 1 would require the installation of an on-site wastewater treatment system (OWTS). Although the architectural plans have not been prepared at this time, a conceptual septic design was prepared to ensure that Parcel 1's building envelope would have an adequate area to install an on-site wastewater treatment system. The conceptual septic design includes a 2,000-gallon septic tank with primary and secondary leach fields that would have depth between 5 and 10 feet. The estimated daily wastewater generation for a typical single-family dwelling is approximately 450 gallons per day. According to the Geologic Hazards Evaluation prepared for the Project, the Project soil includes alternating layers of silt and silty sand and some gravel-sized fragments of shale and is suitable for a septic system. Percolation testing was also performed at the proposed septic site by Soil Surveys Group Inc., which confirmed sufficient soil types and an acceptable percolation rate for installation of conventional leach fields for the septic system. As a result, impacts would be less than significant.

The septic system would be designed to comply with the County of Monterey County Code Chapter 15.20 Sewage Disposal, and the Local Agency Onsite Wastewater Treatment Systems Management Program (LAMP) which pertains to the oversight of onsite wastewater treatment systems (OWTS) within the County of Monterey. The purpose of the OWTS Policy is to allow for the continued use of OWTS, while protecting water quality and public health. Installation of a future OWTS would require the granting of a permit from the Environmental Health Bureau.

- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. There is no record in the County's GIS database or elsewhere of the property containing a unique paleontological resource or site or unique geologic feature that would be directly or indirectly impacted as a result of the project. Therefore, the project would have no impacts related to paleontological resources.

Source(s)

HCD-Planning File No. PLN220339-DEP Application Materials and Project Plans. <https://aca-prod.accela.com/MONTEREY/Default.aspx>

California Department of Conservation, *Earthquake Zones of Required Investigation*, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

County of Monterey, *Erosion Map*, <https://montereycountyopendata-12017-01-13t232948815z-montereyco.opendata.arcgis.com/datasets/MontereyCo::erosion-1/explore?location=36.532775%2C-121.774844%2C13.81>.

County of Monterey Municipal Code, https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT16EN_CH16_08GR. & https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT15PUSE_CH15.20SEDI

Geologic Hazards Evaluation, 2.02-Acre Building Envelope And Access Road on a Portion Of Lot 7, Quintana Subdivision Via Quintana Road Monterey County, California, prepared by Craig S. Harwood Engineering Geologist, July 10, 2022. Monterey County Library No. LIB220378

Geotechnical and Percolation Investigation for The Proposed Single Family Residence And Septic System Within A Portion Of 27650 Via Quintana, prepared by Soil Surveys Group Inc., January 4, 2021. Monterey County Library No. LIB220379

Cumulative Impacts

No cumulative impact would occur because site specific geologic conditions and hazards would not combine with other nearby projects to create a new or more severe impact.

6.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact. The Project would not incrementally increase significant energy consumption at the Project Site or create traffic in the surrounding vicinity. Temporary construction-related emissions would result from usage of equipment and machinery. Operationally, the Project would not generate a significant increase to permanent greenhouse gas emissions, a global issue, because of the small scope of the Project (one future single-family home, access road, and related improvements). Therefore, impacts would be less than significant.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact. Monterey County does not currently have an adopted GHG reduction plan with numerical reduction targets for individual uses and developments. Similarly, the Project does not conflict with the policy direction contained in the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government’s 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve an insignificant amount of development in the context of GHG emissions as a global issue. The Project would have no impact due to conflicts with plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

Cumulative Impacts

No cumulative impacts would occur given the insignificant quantity of GHG emissions generated by the Project.

6.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant Impact. The Project would not cause a significant hazard through the routine transport, use, or disposal of hazardous materials. The minor subdivision may result in the future construction of a single residence, well, and access road, which would not require routine transport of such materials. No hazardous materials are expected to be used in operations on the Project site, but construction activities may require the temporary use of small amounts of hazardous substances such as fuels and coatings. The handling transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations.

Additionally, the implementation of construction phase Best Management Practices would also minimize potential impacts related to the temporary use of those hazardous materials. Impacts would be less than significant in this regard.

- 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?*

Less than Significant Impact. The Project would not cause a significant hazard involving the release of hazardous materials into the environment. There are no known occurrences of soil or water contamination at the site that could expose future residents or workers. Minor construction activities may require the temporary use of hazardous substances such as fuel for the operation of construction equipment. However, as noted above, any such use would be minor and temporary. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project site. For these reasons, the impact would be less than significant.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less than Significant Impact. The proposed Project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Project site is not located within a quarter mile of a school and would not continually emit or handle hazardous materials. As a result, impacts would be less than significant.

- 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?*

No Impact. The Project would not be located on a hazardous material site. The closest site is the former Fort Ord York School cleanup site on Highway 68, about 3.35 miles north of the Project site. Because the site is not included on a list of hazardous materials sites, there would be no impact.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. There are no airports within two miles of the Project site. The nearest airport is the Monterey Regional Airport, located 4.55 miles northwest of the site. There are no Airport Land Use Plans that apply to the Project site as the subject property is not located within the Airport Influence Area of the 2019 Monterey Regional Airport Land Use Compatibility Plan. Therefore, there are no airport-related safety or noise hazards, and there would be no impact in this regard.

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project would not impair or interfere with any emergency plans. The Project site is accessed from Via Quintana Road, a small local street in a rural area. Via Quintana Road is not identified as an evacuation route. Due to the small size of the Project, operation of the Project would generate minimal permanent vehicle trips and would not substantially increase

traffic in the area beyond existing levels and would conform with all County and Fire Department requirements regarding emergency access. Therefore, the Project would result in less than significant impacts to an adopted emergency response or evacuation plan.

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less Than Significant Impact. The Project is located in a High Fire Hazard Zone, per the California Department of Forestry and Fire Protection (CalFire) Wildfire Hazard Severity Zone Map. Construction and operation of the Project could result in sparks or other sources of ignition in dry areas, potentially exposing new or existing residents or structures to wildland fire. Hazards during construction would be temporary in nature. Additionally, both the construction and operation of the Project would be required to comply with all applicable fire safety provisions (e.g., automatic sprinklers, fire apparatus access, water supply for fire suppression, and defensible space requirements) and applicable local and state building codes pertaining to wildfire protection, thereby reducing the risk of exposure to significant risks involving wildland fire. However, because the Project is in a High Fire Severity Zone, discretionary permitting of future residential development would require that the Applicant/Owner submit a Fuel Management Plan to Monterey County Regional Fire Protection District for review and approval, thereby further ensuring impacts related to wildland fires would be less than significant.

Source(s)

CalFire, *Fire Hazard Severity Zones Map*, <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>.

County of Monterey, *Parcel Report Web App*, <https://maps.co.monterey.ca.us/wab/parcelreportwebapp/>.

Envirostor, https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80001229.

Geologic Hazards Evaluation, 2.02-Acre Building Envelope And Access Road on a Portion Of Lot 7, Quintana Subdivision Via Quintana Road Monterey County, California, prepared by Craig S. Harwood Engineering Geologist, July 10, 2022. Monterey County Library No. LIB220378

Cumulative Impacts

No cumulative impact would occur because issues pertaining to the use and transport hazardous materials are site specific and would not combine with other nearby development to create a significant impact.

6.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
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?			X	
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact. Based on laboratory testing, existing groundwater quality was determined to be good with low Total Dissolved Solids (TDS) concentrations and moderately elevated manganese and hardness concentrations. Therefore, the Hydrogeology Report recommends the Project include a small treatment system using Ozone and a water softener to meet State Recommended Drinking Water Standards (DWS).

The Project would not substantially degrade surface or groundwater quality or conflict with adopted water quality standards. An on-site well is located near the eastern portion of the Project Site, near the entrance to the property off of Via Quintana Road (Parcel 2). Development of the Project would involve the drilling of a new domestic water well on Parcel 1 and the installation of necessary water lines. Other nearby wells include a neighboring well located approximately 440 feet to the north of the existing onsite well (on Parcel 2) and a well located approximately 1,271 feet to the east.

A comprehensive hydrogeologic evaluation (Hydrogeology Report) was prepared for the Project by Bierman Hydrogeologic, on May 23, 2024 (Appendix E). As summarized in the Hydrogeology Report, the Project does not include any sources, or potential sources, of groundwater contamination, evidence of seawater intrusion, nor is the Project in a location where known sources of groundwater contamination exist, or where the migration of contaminant plumes could impair groundwater supplies beneath the Project.

Although the Hydrogeology Report did not quantify or calculate runoff/retention values, the report recommended Best Management Practices (BMPs) that included capturing storm-water runoff in shallow onsite retention pits/basins to promote recharge to the existing moderate to high permeability soils with deeper recharge to the underlying aquifer. In addition, a drip irrigation system would be required, and irrigation should only occur in the evening or early morning every third day to conserve water.

Finally, the proposed private septic system and leach field would be required to be designed and constructed to meet all County performance standards to maintain groundwater quality. Based on the study by Soil Surveys, Inc. (2021), the soils have an acceptable percolation rate, but primary and secondary drain fields are recommended to periodically rest each branch of the drain field to extend the life of the system. Compliance with these recommendations, as required by Monterey County Code section 16.080.110, would ensure that groundwater and surface water quality standards would be maintained.

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact. The Project would not substantially decrease groundwater supplies or interfere with groundwater management. The Hydrogeology Report included a 72-hr constant rate well pumping test, aquifer recovery test, and technical calculations to determine potential impacts to groundwater supply and recharge resulting from the new well and Project water demands. Given the calculated source capacity of 6.08 gallons per minute and projected well yield of 9.72 gallons per minute, the Hydrogeology Report determined there would be minimal impact on the groundwater supply related to the Project's water demand and installation of the new well. The Report's calculations indicate that after 365 days of continuous pumping at the dry season demand of 5.96 gallons per minute, there would be less than significant drawdown impacts on any neighboring wells within 2,000-ft and no impacts to the Carmel Valley Alluvial Aquifer at a distance of 2,595-ft. Furthermore, the evaluation indicated that there were no cumulative significant impacts to the well's groundwater levels related to the Project or nearby wells. Impacts would be less than significant based on this analysis and CEQA thresholds.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) *Result in substantial erosion or siltation on- or off-site?*

Less Than Significant Impact. Ground-disturbing activities could increase soil erosion and result in potential water quality impacts, particularly on this sloping building envelope. These activities would occur during construction and would be temporary in nature. The implementation of standard construction Best Management Practices (BMPs) would minimize impacts during construction. These BMPs include:

- Protecting existing storm drain inlets and stabilizing disturbed areas;
- Hydroseeding/re-vegetating disturbed areas;
- Properly managing construction materials;
- Managing waste, aggressively controlling litter, and implementing sediment controls; and
- Limiting grading to the minimum area necessary for construction and operation of the Project.

In addition, erosion control measures as required by the *Monterey County Code Chapter 16.8 – Grading*, would lessen temporary construction phase water quality impacts. Impacts would be less than significant.

ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*

Less Than Significant Impact. Per the Hydrogeology Report, there is one ephemeral creek (East Coyote Gulch Creek) that drains through the Project Site toward the southwest. There are no "blue-line" perennial creeks as mapped by the U.S. Geological Survey. Project construction or operation would not alter the existing drainage pattern, currents, circulation, or the course of East Coyote Gulch Creek and would not result in flooding on- or offsite. In addition, erosion control measures as required by the *Monterey County Code Chapter 16.08 – Grading*, would reduce any temporary construction run off impacts. Impacts would be less than significant.

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?*

Less Than Significant Impact. Per the Hydrogeology Report, the majority of precipitation for the watershed on and near the Project Site infiltrates into the ground through rapid runoff of the upper steep slopes, moderate runoff along shallow slopes, and low runoff on lower slopes. Per the Geologic Hazards Evaluation prepared by Craig Harwood, July 10, 2022, the Project's drainage facilities would be designed to collect, direct and discharge runoff to appropriate discharge points in a non-erosive manner. Drainage would be collected and deposited into infiltration trenches located well away from any moderate to steep slopes at the Project Site. Impacts would be less than significant with compliance with the engineering design recommendations.

iv) *Impede or redirect flood flows?*

No Impact. According to the Geologic Hazards Evaluation prepared by Craig Harwood, July 10, 2022, the Project Site is located near the top of a topographic knoll and well above the nearest creek and is not located in a floodplain or area prone to inundation. The Project would not alter the existing drainage pattern, currents, circulation, or the course of East Coyote Gulch Creek. No impact would occur.

d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

No Impact. According to the Geologic Hazards Evaluation prepared by Craig Harwood, July 10, 2022, due to the elevation of the Project Site and the lack of stored or otherwise confined bodies of water in the area, the potential for the Project Site to be affected by tsunamis, flood hazards, and seiches is low. Further, FEMA designates the Project site as being located in an area of minimal flood risk. The California Office of Emergency Services indicates that the Project site is located outside of any tsunami hazard areas. As a result, the Project would not result in the risk of pollutants due to Project inundation from a tsunami, seiche, or flood hazard. This represents a less than significant impact.

e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

No Impact. The Project would not conflict with the Monterey County Groundwater Sustainability Plan/Salinas Valley Groundwater Basin 180/400-Foot Aquifer Subbasin 2022 Update. No impact would occur.

Sources

Comprehensive Hydrogeologic Evaluation, Via Quintana - Lot 7, Well#1, 27650 Via Quintana Road, Carmel Valley, Monterey County, California, APN: 185-052-019-000, Prepared by Bierman Hydrogeologic, May 23, 2024. Monterey County Library No. LIB240180

Geologic Hazards Evaluation, 2.02-Acre Building Envelope And Access Road on a Portion Of Lot 7, Quintana Subdivision Via Quintana Road Monterey County, California, prepared by Craig S. Harwood Engineering Geologist, July 10, 2022. Monterey County Library No. LIB220378

Geotechnical and Percolation Investigation for The Proposed Single Family Residence And Septic System Within A Portion Of 27650 Via Quintana, prepared by Soil Surveys Group Inc., January 4, 2021. Monterey County Library No. LIB220379

County of Monterey Municipal Code, Chapter 16.08 – Grading,
https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT16EN_CH16.08GR

Federal Emergency Management Agency, 2023. FEMA Flood Map. Available online at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.

Cumulative Impacts

As noted in the Hydrogeology Report prepared for the Project, there were no cumulative significant impacts to the well's groundwater levels related to the Project.

6.11 LAND USE AND PLANNING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
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?			X	

a) *Physically divide an established community?*

No Impact. The Project Site is located in an area with adjacent residential and agricultural uses in a rural area of the County. The Project Site anticipates the development of one single-family home and accessory uses that would integrate into, not divide, an established community.

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?*

Less Than Significant Impact. The Project Site is currently located within the boundaries of the Carmel Valley Master Plan. The Carmel Valley Master Plan was adopted in 1986, amended in 2013, and establishes detailed land use policies designed to preserve the semi-rural character and natural features of Carmel Valley. The subject property is designated under two land use categories in the Carmel Valley Master Plan. The Project Site is primarily located in the Residential Low Density 5-1 Acres area with a portion of the site located within the Residential Rural Density 5 Acres+/Unit land use category.

The Project Site is primarily zoned Rural Density Residential, 2.5 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning district overlays or RDR/2.5-D-SRAZ, which allows construction of the first single-family dwelling, subject to approval of an Administrative Permit. The eastern tip of the Project Site, outside of the development area, is zoned RDR/10-D-S-RAZ, which has a density restriction of 10 acres per unit.

It is foreseeable that the proposed subdivision would result in the establishment of the first single-family dwelling on Parcel 1 (approximately 75.5 acres in size). A single-family dwelling has been approved for construction on Parcel 2 (HCD-Planning File No. PLN210109). The proposed homesite on Parcel 1 has been sited to minimize the alteration of existing hillsides and natural slopes and to ensure the existing rural character of the Project Site would be preserved. Therefore, the Project is consistent with the existing low density General Plan land use designation, unit limitations, and zoning for the Project Site. As described in **Table 1-1: Project Consistency with the Carmel Valley Master Plan Supplemental Policies**, the Project would be consistent with the Carmel Valley Master Plan.

**Table 1: Project Consistency with the Carmel Valley Master Plan Supplemental Policies
(Amended as of 02/12/2013)**

Applicable Policy	Project Consistency
<i>1.0 – Land Use:</i>	
<p>Policy CV-1.1: All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley’s rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.</p>	<p>Consistent: The Project Site and the Project area would maintain a rural, low-density appearance. The Project has been appropriately sited, designed, and meets all required development standards contained in the (RDR/2.5-D-S-RAZ) zoning district and in Chapter 21.44, Regulations for Design Control Districts or “D” Districts of the Monterey County Zoning Ordinance.</p>
<p>Policy CV-1.3: Open space uses shall be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley. Small and large open space areas should be created with preference given to those that add open space to existing open space areas.</p>	<p>Consistent: The Project Site in a low-density, rural area. The nearest residence (to be located on adjacent Parcel 2) would be located approximately 500 feet east of the Project’s future residence. The Project would involve the future development of a single-family home and associated improvements that are consistent with the existing low density General Plan land use and zoning for the Project Site.</p>
<p>Policy CV-1.5: In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan Land Use Map. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.</p>	<p>Consistent: Development of the Project Site is subject to the maximum density shown on the Carmel Valley Land Use Map, which is 5-1 acres per unit. The Project includes establishment of the first single family dwelling on a property approximately 75.5 acres in size following subdivision. Therefore, the Project is consistent with unit limitations in the Carmel Valley Master Plan.</p>
<p>Policy CV-1.6: New residential subdivision in Carmel Valley shall be limited to creation of 190 new units...[and] New lots shall be limited to the first single-family dwelling. Accessory dwelling units and single family dwellings beyond the first single-family dwelling shall be prohibited.</p>	<p>Consistent: County records indicate that 17 lots or units beyond the first single family dwelling remain as of July 2024. The Proposed Project would create a new lot, which would be limited to the first single family dwelling. The resulting unit count would be reduced to 16 remaining lots/units.</p>
<p>Policy CV-1.9: Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features.</p>	<p>Consistent: The proposed residential and related structures are not highly visible from any public viewing area due to topography, existing vegetation, and distance. While the development is visible from Carmel Valley Road, visibility would be fleeting and not prominent due to the hillside in the background and vegetation surrounding the homesite.</p>
<i>3.0 – Conservation/Open Space</i>	

<p>Policy CV-3.1: A minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. An exception may be granted in cases where:</p> <ul style="list-style-type: none"> a. an existing structure permitted for construction prior to adoption of the original Carmel Valley Master Plan (December 16, 1986) would become non-conforming, or b. implementation would render an existing lot of record unbuildable 	<p>Consistent: The Homesite on Parcel 1 is setback over 100 feet from Carmel Valley Road.</p>
<p>Policy CV-3.3 Development (including buildings, fences, signs, and landscaping) shall not be allowed to significantly block views of the viewshed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record. Removal of existing solid fences and rows of Monterey pine trees that block views of the river and the mountains shall be encouraged.</p>	<p>Consistent: The Project’s future development would not block public views or viewsheds.</p>
<p>Policy CV-3.4: Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.</p>	<p>Consistent: Alteration of hillsides and natural slopes would be required on the sloping development envelope but would be minimized through sensitive design.</p>
<p><i>Source: Kimley-Horn, July 2024</i></p>	

Source

Carmel Valley Master Plan, October 26, 2010, Amended as of February 12, 2013, <https://www.countyofmonterey.gov/home/showpublisheddocument/45818/636389938550470000>

Accessed 6/29/24

HCD-Planning File No. PLN220339-DEP Application Materials and Project Plans. <https://aca-prod.accela.com/MONTEREY/Default.aspx>

Cumulative Impacts

No cumulative impact would occur as there are no identified impacts.

6.12 MINERAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. 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?				X
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?				X

- 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?*
- 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?*

No Impact. The Project would not result in the loss of availability of mineral resources. Mineral extraction is not present on the Project Site, nor has it historically occurred. The nearest mineral recovery site is the Pine Canyon Quarry which extracts decomposed granite and is located approximately nine miles northeast of the Project Site. Mineral extraction at Pine Canyon Quarry would not be affected by the Project.

Source

California Department of Conservation, <https://maps.conservation.ca.gov/mol/index.html>

Accessed 6/24/2024.

Cumulative Impacts

No cumulative impacts would occur.

6.13 NOISE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. 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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: Noise is commonly defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (“dB”) with 0 decibels corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which create a relatively steady background noise in which no particular source is identifiable. The primary source of existing noise in the Project vicinity is vehicle traffic along Carmel Valley Road.

The 2010 Monterey County General Plan includes guidance for noise and provides land use compatibility guidelines for exterior community noise levels. No sensitive receptors or residences are located in close proximity to the Project Site. A development permit has been approved on Parcel 2 for a single-family residence approximately 500 feet east of the development envelope of proposed Parcel 1.

- 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?*

Less Than Significant Impact. Construction of the Project would generate a temporary noise increase in the vicinity of the Project due to the use of equipment, trucks and machinery typically used during small scale construction projects. Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Chapter 10.60 of the County’s Code of Ordinances. 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 70 dBA, when measured from the reporting party’s property line. As described above, the nearest residence would be

approximately 500 feet east of the Project site. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m. Monday through Saturday; no construction noise is allowed on Sundays or national holidays.

While the extent, duration, and volume of noise generated by the construction of the Project has not been quantified, it is unlikely that construction noise would result in a significant impact given the location of the Project site, proximity of existing sensitive receptors, type of construction, and the temporary nature of construction activities. **Table 13-1 Construction Equipment Noise Emission Levels** identifies typical noise emissions (i.e., levels) generated by construction equipment and how equipment noise reduces with distance. Based on Table 13-1, the nearest sensitive receptor (500 feet east) would experience construction-related noise levels below 70 decibels.

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source	Typical Noise Level (dBA) 200 ft from Source ¹	Typical Noise Level (dBA) 400 ft from Source ¹
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58
Dozer	85	79	73	67
Generator	81	75	69	63
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	85	79	73	67
Paver	89	83	77	71
Pneumatic Tool	85	79	73	67
Pump	76	70	64	58
Roller	74	68	62	56

Operationally, due to the small scope of the Project and long distance to nearby sensitive receptors such as residential uses, operational impacts would be less than significant.

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. The Project is not subject to substantial groundborne vibration, nor would it generate any permanent source of groundborne vibration at nearby sensitive receptors. Construction activities may generate minimal groundborne vibration, however, these activities would be temporary, and there no sensitive receptors or residences within the vicinity of the Project. Therefore, impacts would be less than significant.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The Project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport which has not adopted such a plan. The closest airport is the Monterey Regional Airport, located over five miles from the Project Site. Therefore, the Project would not expose any people residing or working in the Project area to excessive noise levels due to proximity to an airport, and no impact would result.

Source

Monterey County Code of Ordinances, Chapter 10.60 Noise Control,
https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT10HESA_CH_10.60NOCO

Accessed 6/24/2024.

Cumulative Impacts

No cumulative impacts would occur as there are no nearby noise sources or projects that could combine with the project to create an impact.

6.14 POPULATION AND HOUSING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

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)?*

Less Than Significant Impact. According to the County of Monterey Draft 2023 – 2031 Housing Element, May 2024, the current population of unincorporated Monterey County is 104,482 persons and 38,961 housing units. The 6th Housing Element Cycle Regional Housing Needs Allocation (RHNA) projected housing need for unincorporated Monterey County over the next eight years is 3,326 housing units, including 1,136 above moderate-income units. As the Project includes the potential development of one single-family home, consistent with surrounding rural low-density development and existing zoning, the Project would not induce substantial new population growth in the area.

b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The Project Site is currently vacant and development of Parcel 1 would not displace any residents or businesses. There would be a no net loss in housing anticipated as a result of the Project.

Source

County of Monterey, 2023 – 2031 Housing Element, 6th Cycle Housing Element DRAFT, May 2024, <https://www.countyofmonterey.gov/home/showpublisheddocument/131689/638506815425170000>

Accessed 6/24/24

Cumulative Impacts

No cumulative impacts would occur.

6.15 PUBLIC SERVICES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project:				
a) 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:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

a) *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:*

i) *Fire protection?*

ii) *Police protection?*

iii) *Schools?*

iv) *Parks?*

v) *Other public facilities?*

No Impact. The Project Site is located in a rural area served by the Monterey County Regional Fire Protection District, the Monterey County Sheriff’s Department, and the Carmel Unified School District. Emergency services would be able to access the surrounding areas during the Project construction duration. There are no schools, fire station, sheriff station, library, or parks near the Project area that would be physically impacted by the Project. Due to the small scale of the Project (one future single-family home) operation of the Project would not cause significant impacts to maintain acceptable service ratios, response times or other performance objectives for any of the

public services. The Project would not result in an increase in demand and would not require expansion of services or new facilities to serve the Project. No impact would occur.

Source

County of Monterey, *Parcel Report Web App for 27650 Via Quintana Road Project*.

Cumulative Impacts

No cumulative impacts would occur because the single homesite would not contribute to any identifiable deficiency of public services or facilities.

6.16 RECREATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- 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?*

No Impact. There are no parks or recreational facilities near the subject property that would be physically impacted by the Project. Due to the small scale of the Project (one future single-family home), operation of the Project would not cause significant impacts that would increase the use of existing neighborhood, regional park, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project would not result in an increase in demand and would not require expansion of recreational facilities services to serve the Project. Therefore, no impact would occur.

Cumulative Impacts

No cumulative impacts would occur.

6.17 TRANSPORTATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Senate Bill (‘SB’) 743 required that starting July 2020 transportation impacts for projects per CEQA be based on a project’s Vehicle Miles Traveled (“VMT”). CEQA Guidelines Section 15064.3, subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. CEQA uses the VMT metric to evaluate a project’s transportation impacts. The “Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California Governor’s Office of Planning and Research,” December 2018, provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects.

The OPR screening threshold recommendations are intended to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening threshold recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening threshold criteria listed below (emphasis added):

- OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita and employees may indicate a less-than-significant impact on VMT.
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- **OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.**
- OPR recommends that local-serving retail development (considered to be less than 50,000 square feet in size) may be assumed to cause a less-than-significant impact on VMT.

- a) *Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Less Than Significant Impact. The Project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities, or be inconsistent with CEQA guidelines Section 15064.3(b). The closest transit access to the Project Site is provided by Monterey-Salinas Transit which provides bus service from the Monterey Transit Plaza to Carmel Valley Road. No dedicated bicycle routes are located near the Project Site.

The Proposed Project would temporarily increase vehicle trips during construction; however, the number of trips would be less than 110 daily trips (see above OPR screening threshold criteria). The contribution of temporary construction traffic from the Project would not cause any roadway or intersection level of service to be degraded nor a significant increase vehicle miles traveled (VMT). Construction-related activities would temporarily increase traffic from trips generated by the workers on the construction site; however, no adverse impact is expected to occur due to the small scale of the Project. Further, the development of Parcel 1 would comply with standard Monterey County condition of approval (PW0044) requiring implementation of a Construction Management Plan which would include measures to minimize traffic impacts during the construction and grading phases of the Project. This would ensure any temporary construction-related traffic impacts remained less than significant.

Due to the small size of the Project, operation of the Project with a single home would generate minimal permanent vehicle trips (approximately 10 trips per day). The anticipated 10 average daily trips are well below the 110 trips per day significance threshold (see above OPR screening threshold criteria). The Proposed Project would therefore have a less than significant VMT impact. Thus, the Project would likely have an imperceptible impact on adjacent roadways and facilities.

The development of Parcel 1 would be required to pay the TAMC Regional Development Impact Fee and Monterey County Traffic Impact Fee based on its anticipated annual average trip generation. This would represent the Proposed Project's fair share contribution toward Carmel Valley Road improvements and improvements to other regional facilities. This represents a less than significant impact.

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less Than Significant Impact. Access to the new homesite and development envelope on Parcel 1 would include improving an existing dirt access road that extends from Via Quintana Road to the development area. This private access is proposed as a 40-foot wide road and utility easement, though the improved road itself would function more like a private driveway. The Project would conform with all County and Fire Department requirements for private road widths and safety, and as a private road would not create a hazard to the public due to geometric design features or incompatible uses. The Project would be consistent with surrounding low and rural density residential land uses. Impacts would be less than significant.

- d) *Result in inadequate emergency access?*

Less Than Significant Impact. While the Parcel 1 development envelope is located in a remote location with a single point of access, the Project would conform with all County and Fire Department requirements regarding emergency access. The Monterey County Regional Fire Protection District has reviewed the Proposed Project plans, had no comments, and raised no concerns relative to emergency access or compliance with applicable fire code. Therefore, the Project would not result in inadequate emergency access.

Source

Monterey-Salinas Transit Service, <https://mst.org/>

Governor's Office of Planning and Research. April 2018. Technical Advisory on Evaluation Transportation Impacts in CEQA. Available online at:

https://opr.ca.gov/docs/20180416743_Technical_Advisory_4.16.18.pdf

County of Monterey, *Parcel Report Web App for 27650 Via Quintana Road Project.*

Cumulative Impacts

No Cumulative Impact would occur because the project would not contribute cumulatively to any transportation related issue.

6.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	

In accordance with Assembly Bill 52 (AB52), the County of Monterey initiated consultation with local Native American tribes on July 22, 2024, and met with representatives from the Esselen Tribe of Monterey County, as well as representatives from the Ohlone Costanoan Esselen Nation.

- a) *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 - i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
 - ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in*

subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. As discussed under Cultural Resources, the area is identified in Monterey County Parcel Report Web App as having moderate archaeological sensitivity. Public Resources Code Sec. 21074 defines a tribal cultural resource as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: a) included or determined to be eligible for inclusion in the California Register of Historical Resources, [or] b) included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1” (Public Resources Code Sec. 21027(a)). No tribal cultural resources, as defined in Public Resources Code Section 21074, are known to exist on the Project site. Further, the Proposed Project does not include demolition of any existing structures. No known or previously recorded archeological sites are located within the Project site. As a result, no tribal resources are anticipated to be affected by the proposed Project. However, unknown historic, archaeological or tribal cultural resources may be encountered at any site during construction and ground disturbance. A standard County condition of approval for the protection of cultural resources, “PD003(B)”, would be applied to address the potential inadvertent discovery of tribal cultural resources (see Section 4.5). As conditioned, impacts would be less than significant.

Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD-Planning initiated consultation with local Native American tribes on July 22, 2024. Representatives of both tribes had no comments.

Source(s)

Phase 1 Inventory of Archaeological Resources for a Portion of 27650 Via Quintana, Carmel Valley, CA 93923 (APN: 185-052-019-000), prepared by Archives & Archaeology, September 4, 2022.

County of Monterey, *Parcel Report Web App for 27650 Via Quintana Road Project.*

Cumulative Impacts

No cumulative impacts would occur. While tribal cultural resources may sometimes include a place or cultural landscape that is larger than a specific site, these conditions, cultural sensitivity and potential for impact to a larger geographic tribal resource are not present in this case. As such, the project’s potential contribution to a larger tribal cultural impact is less than significant.

6.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. 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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

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?*

Less Than Signification Impact. The Project would not result in significant environmental effects from the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, or other facilities. The Project would require construction of a new onsite water supply well, an onsite septic and leach field system, and associated trenching for connections and piping. However, this will require only minor construction associated with the larger site plan that would not exceed CEQA thresholds, as identified throughout this Initial Study.

As determined in the Hydrogeology Report, there is an adequate groundwater supply to serve the Project. The Project would not require a connection to a wastewater treatment provider. The septic system would be designed to comply with the County of Monterey County Code Chapter 15.20 Sewage Disposal, and the Local Agency Onsite Wastewater Treatment Systems Management

Program (LAMP) which pertains to the oversight of onsite wastewater treatment systems (OWTS) within the County of Monterey.

Operation of the Project would not result in significant impacts related to expanded electricity consumption. The Project would be required to comply with California Building Code Title 24, Part 6 which sets energy efficiency standards for residential and nonresidential buildings. The Project would also be required to comply with "CalGreen" which establishes mandatory green building standards for all buildings in California. Although building design is not currently known, it is assumed that any future residence would take full advantage of solar power to comply with Title 24. For these reasons, a less than significant impact would occur.

- b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Less Than Signification Impact. As discussed in Section 4.10, development on Project Parcel 1 would be supplied by the new well, while Parcel 2 would be served by the existing well on the property. Although the Project Site is inside the Carmel Valley Watershed, the new proposed well is outside of Carmel Valley Groundwater Basin which consists of an alluvial basin; the Carmel Valley Alluvial Aquifer (CVAA). The proposed new well is considered an "Uplands Well" penetrated in fractured hardrock and not within or, withdrawing from the CVAA. Based on the analysis conducted as part of the Hydrogeology Report, groundwater that would supply the new and existing well would be a long-term and sustainable water supply for the Project. As determined in the Hydrogeology Report, even under multiple drought years conditions, the Project will not materially contribute to, or result in, the significant reduction in groundwater storage or supply.

- c) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. The Project would not require a connection to a wastewater treatment provider. The Project would include the construction of a new onsite septic system that would serve a future single-family residence. Percolation testing was also performed at the proposed septic site by Soil Surveys Group Inc., which confirmed sufficient soil types and an acceptable percolation rate for installation of conventional leach fields for the septic system. The new system would include a 2,000-gallon tank with a primary and secondary leach fields that would have between 5 feet to 10 feet depth. The estimated daily wastewater generation would be 450 gallons per day. The septic system would be designed to comply with the County of Monterey County Code Chapter 15.20 Sewage Disposal, and the LAMP which pertains to the oversight of onsite wastewater treatment systems (OWTS) within the County of Monterey.

- 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?*

Less Than Significant Impact. Construction activities associated with implementation of the Project would result in a temporary increase in solid waste generation. However, the increase would be minimal and temporary. While solid waste generated during construction of the Project would be required to comply with the State's Green Building Code, which requires all permitted residential construction demolition and additions/alternations projects to recycle or salvage a minimum 65 percent of nonhazardous construction materials, no demolition is required for this project. The

anticipated solid waste from the Project's single-family home would not result in excessive waste production.

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

No Impact. The Project would be required to comply with all federal, state, and local statutes and regulations related to solid waste. As a result, the Project would have a less than significant impact regarding existing statutes and regulations.

Source(s)

Comprehensive Hydrogeologic Evaluation, Via Quintana - Lot 7, Well#1, 27650 Via Quintana Road, Carmel Valley, Monterey County, California, APN: 185-052-019-000, Prepared by Bierman Hydrogeologic, May 23, 2024. Monterey County Library No. LIB240180

Geotechnical and Percolation Investigation for The Proposed Single Family Residence And Septic System Within A Portion Of 27650 Via Quintana, prepared by Soil Surveys Group Inc., January 4, 2021. Monterey County Library No. LIB220379

County of Monterey, *Parcel Report Web App for 27650 Via Quintana Road Project.*

Monterey County Code,

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT15PUSE_CH15.20SEDI

California Green Building Standards Code, <https://www.dgs.ca.gov/BSC/CALGreen>

Cumulative Impacts

No cumulative impact would occur because the project's water supply is not connected to a larger groundwater basin.

6.20 WILDFIRE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. 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?			X	
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?			X	
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?			X	
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?			X	

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Project would not substantially increase traffic in the area beyond existing levels and would conform with all County and Fire Department requirements regarding emergency access. Therefore, the Project would result in less than significant impacts to an adopted emergency response or evacuation plan.

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?

Less Than Significant Impact. The Project is located in a High Fire Hazard Zone, per the California Department of Forestry and Fire Protection (CalFire) Wildfire Hazard Severity Zone Map.

Construction and operation of the Project could result in sparks or other sources of ignition in dry areas. Hazards during construction would be temporary in nature. Additionally, both construction and operation of the Project would comply with all applicable fire safety provisions (e.g., automatic sprinklers, fire apparatus access, water supply for fire suppression, and defensible space requirements) and applicable local and state building codes pertaining to wildfire protection, thereby reducing the risk of damage from wildland fire.

However, because the Project is in a High Fire Severity Zone, increased fire hazards during construction and/or operation of the Project could result in significant fire-related impacts. Prior to construction of development on Parcel 1, a County-approved Fuel Management Plan would be prepared and required to be implemented during construction and operation, thereby ensuring impacts would be less than significant.

- 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?*

Less Than Significant Impact. The Project would not result in significant impacts from installation or maintenance of associated infrastructure. Infrastructure improvements would include access road improvements, installation of an on-site septic system, drilling of a domestic well, and installation of water lines from the well. However, none of these infrastructure components would be expected to increase fire risk at the site, and may actually serve to assist as a source of water supply and access in the event of wildfire. See also Hazards and Hazardous Materials.

- 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?*

Less Than Significant Impact. According to the Geologic Hazards Evaluation prepared by Craig Harwood, July 10, 2022, the Project Site is located near the top of a topographic knoll and well above the nearest creek and is not located in a floodplain or area prone to inundation. Landslide risks are also determined to be low. As a result, it is not anticipated that the Project would expose people or structures to significant risks associated with landslides, post-fire slope instability, or flooding from post-fire runoff. Impacts would be less than significant.

Source

California Department of Forestry and Fire Protection (CalFire), *Wildfire Hazard Severity Zone Map*, <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

Geologic Hazards Evaluation, 2.02-Acre Building Envelope And Access Road on a Portion Of Lot 7, Quintana Subdivision Via Quintana Road Monterey County, California, prepared by Craig S. Harwood Engineering Geologist, July 10, 2022.

Geotechnical and Percolation Investigation for The Proposed Single Family Residence And Septic System Within A Portion Of 27650 Via Quintana, prepared by Soil Surveys Group Inc., January 4, 2021.

Accessed 6/28/24.

Cumulative Impacts

No cumulative impact would occur, as the project would not be expected to combine with other local, similar projects to create or exacerbate impacts based on CEQA standards.

6.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
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?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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?*

Less than Significant Impact. As discussed in this Initial Study, the Proposed Project would not 1) substantially degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of major periods of California history or prehistory. Per Section 4.4, Biological Resources, nesting special status species of birds, raptors and other protected birds could have the potential to occur on the project site. However, implementation of the County’s standard Bird/Raptor Nesting Survey Condition of Approval would avoid potential impacts associated with Project construction and reduce impacts to sensitive habitat or species to a less than significant level.

The Project site does not contain any known cultural or tribal cultural resources. Additionally, the prepared archaeological assessment concluded there was no evidence of historic development at the site and that Native American settlement at the Project site would have been unlikely. While unlikely, construction could unearth resources that were previously unknown. However, the development of Parcel 1 would be required to implement the standard County conditions of approval to ensure potential impacts related to the inadvertent discovery of previously unknown resource are minimized. Furthermore, the Project would be required to implement the recommendations of a design-level geotechnical analysis, which would limit subsurface excavation and further ensure impacts remained less than significant.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less than Significant Impact. Under Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." In addition, under Section 15152(f) of the CEQA Guidelines, where a lead agency has determined that a cumulative effect has been adequately addressed in a prior EIR [or CEQA document], the effect is not treated as significant for purposes of later environmental review and need not be discussed in detail.

The potential effects as described in this Initial Study are largely site specific and due to the nature of the area, would not combine with the effects of other projects to create cumulatively considerable effects. There are no nearby cumulative projects that have the potential to combine to create a cumulatively considerable effect on any of the checklist categories of this Initial Study. With the implementation of the identified Conditions of Approval, any impacts would be less than significant level. As the identified impacts would be less than significant, the project would not have cumulatively considerable impacts in the project area.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant Impact. Consistent with Section 15065(a)(4) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the proposed project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people would be significantly affected. This factor relates to adverse changes to the environment of human beings generally, and not to effects on particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include impacts related to geology. However, implementation of the identified Conditions of Approval would reduce these impacts to a less than significant level. No other direct or indirect adverse effects on human beings have been identified.

7.0 REPORT PREPARERS

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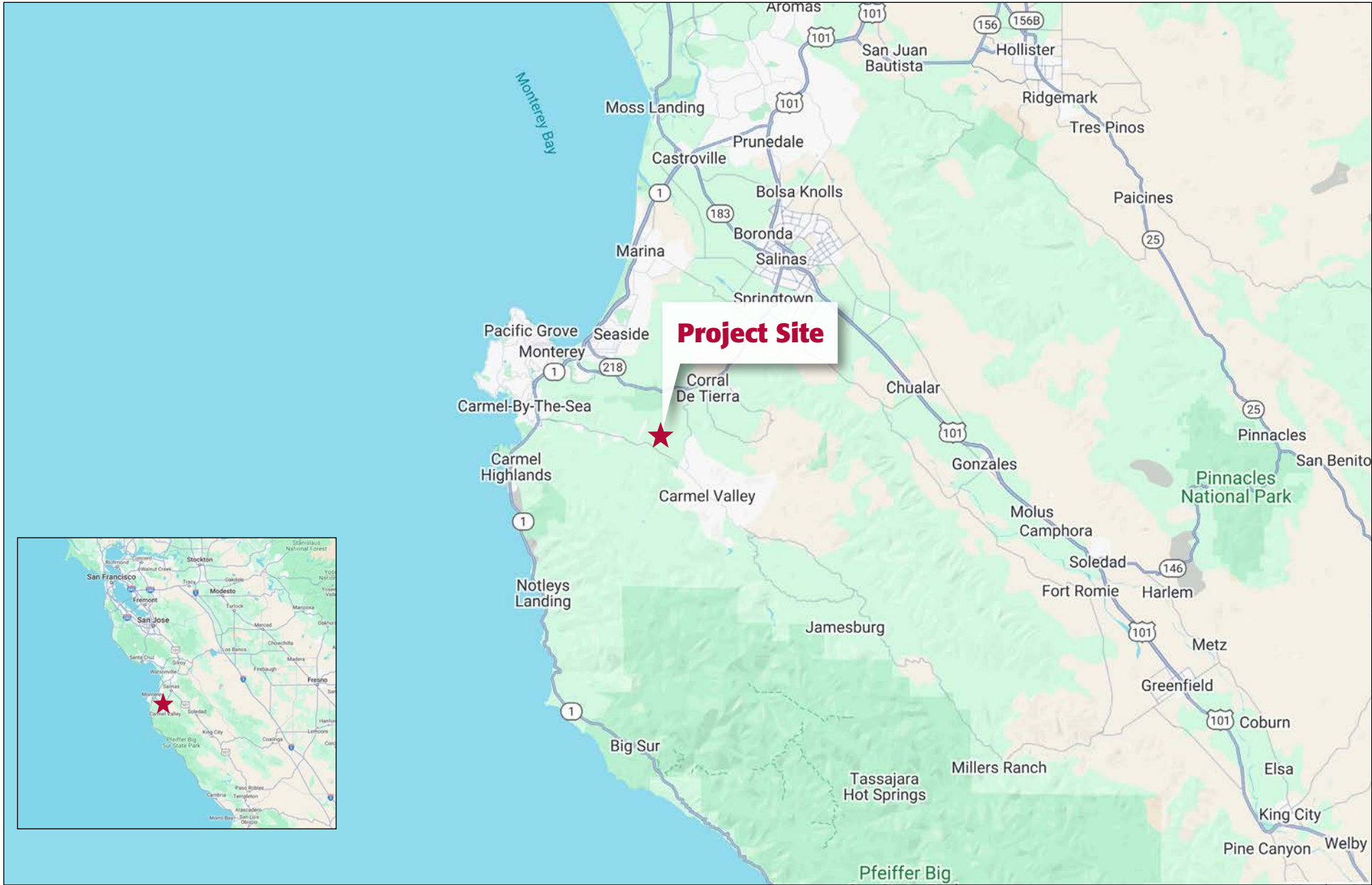
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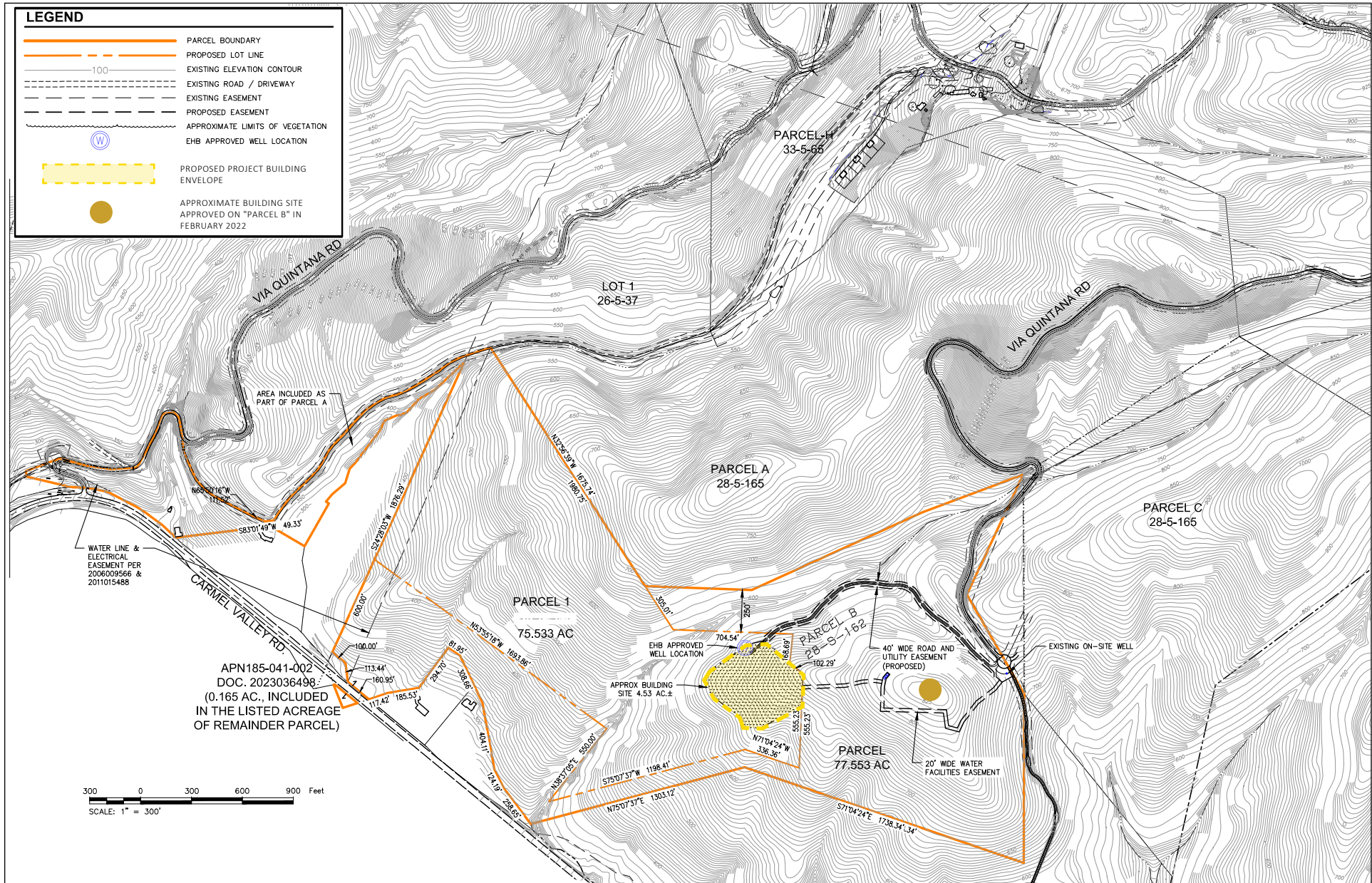


Source: Google Maps, 2024



FIGURE 1: Regional Map

27650 VIA QUINTANA, CARMEL VALLEY | MINOR SUBDIVISION



Source: Whitson Engineers, 2024

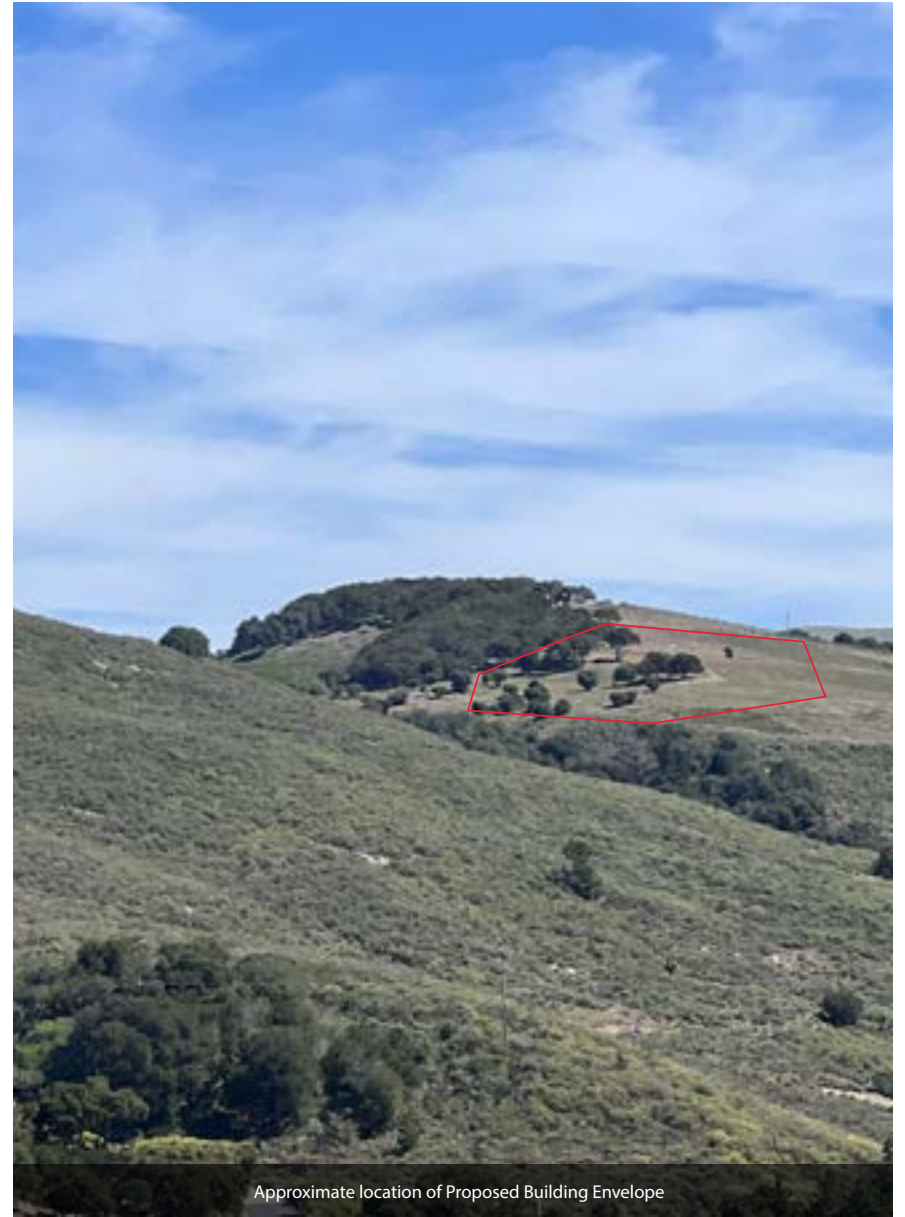


FIGURE 2: Site Plan

27650 VIA QUINTANA, CARMEL VALLEY | MINOR SUBDIVISION



View from Carmel Valley Road, One Mile South of Project Site



Approximate location of Proposed Building Envelope

Source: County of Monterey, 2024

FIGURE 3: Site Photos

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View from Portion of Proposed Building Envelope area.



View from Portion of Proposed Building Envelope area looking west towards Carmel Valley Road.

Source: County of Monterey, 2024

FIGURE 4: Site Photos

27650 VIA QUINTANA, CARMEL VALLEY | MINOR SUBDIVISION

Kimley»Horn