MONTEREY COUNTY

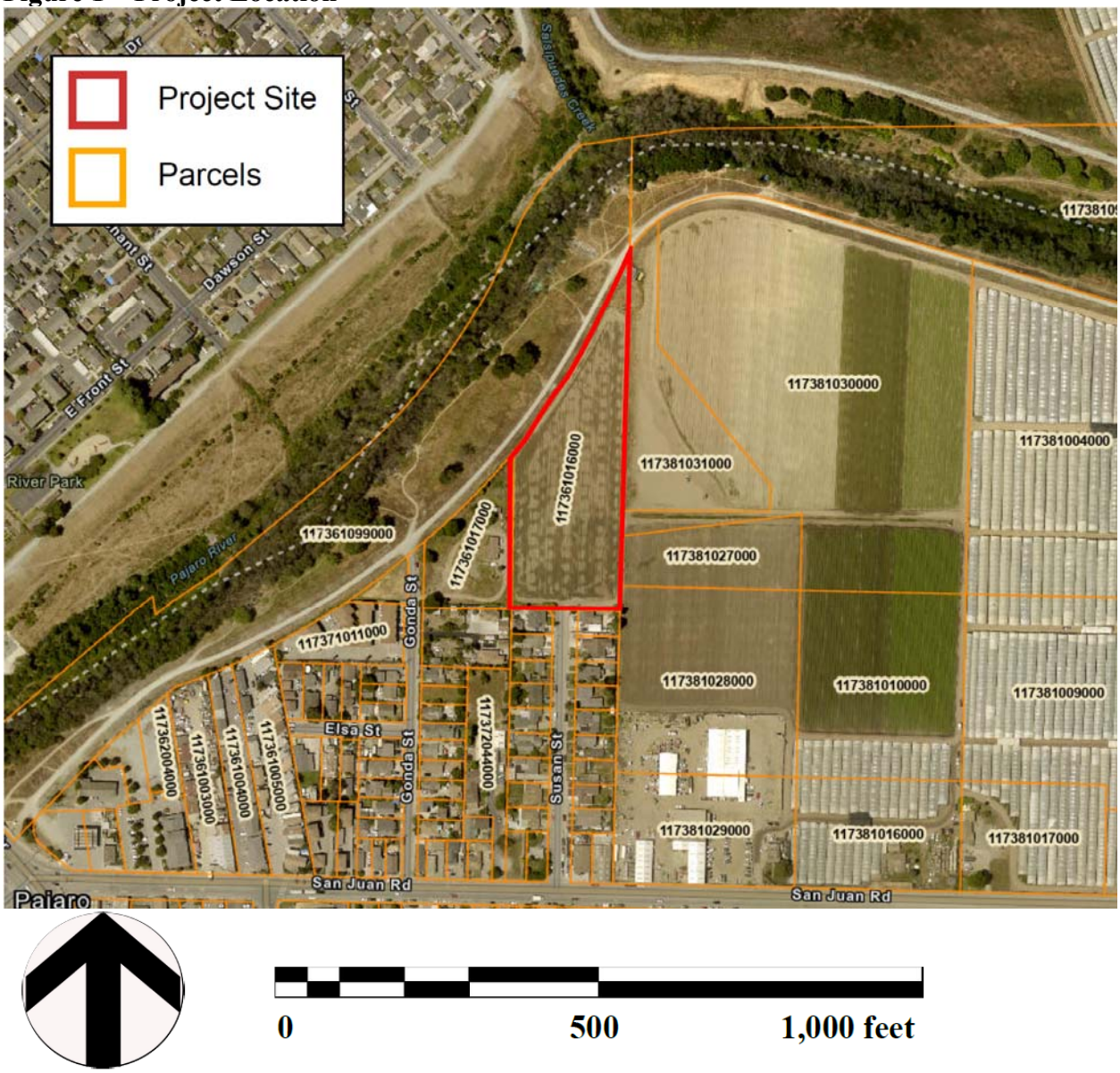
HOUSING AND COMMUNITY DEVELOPMENT
PLANNING
1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

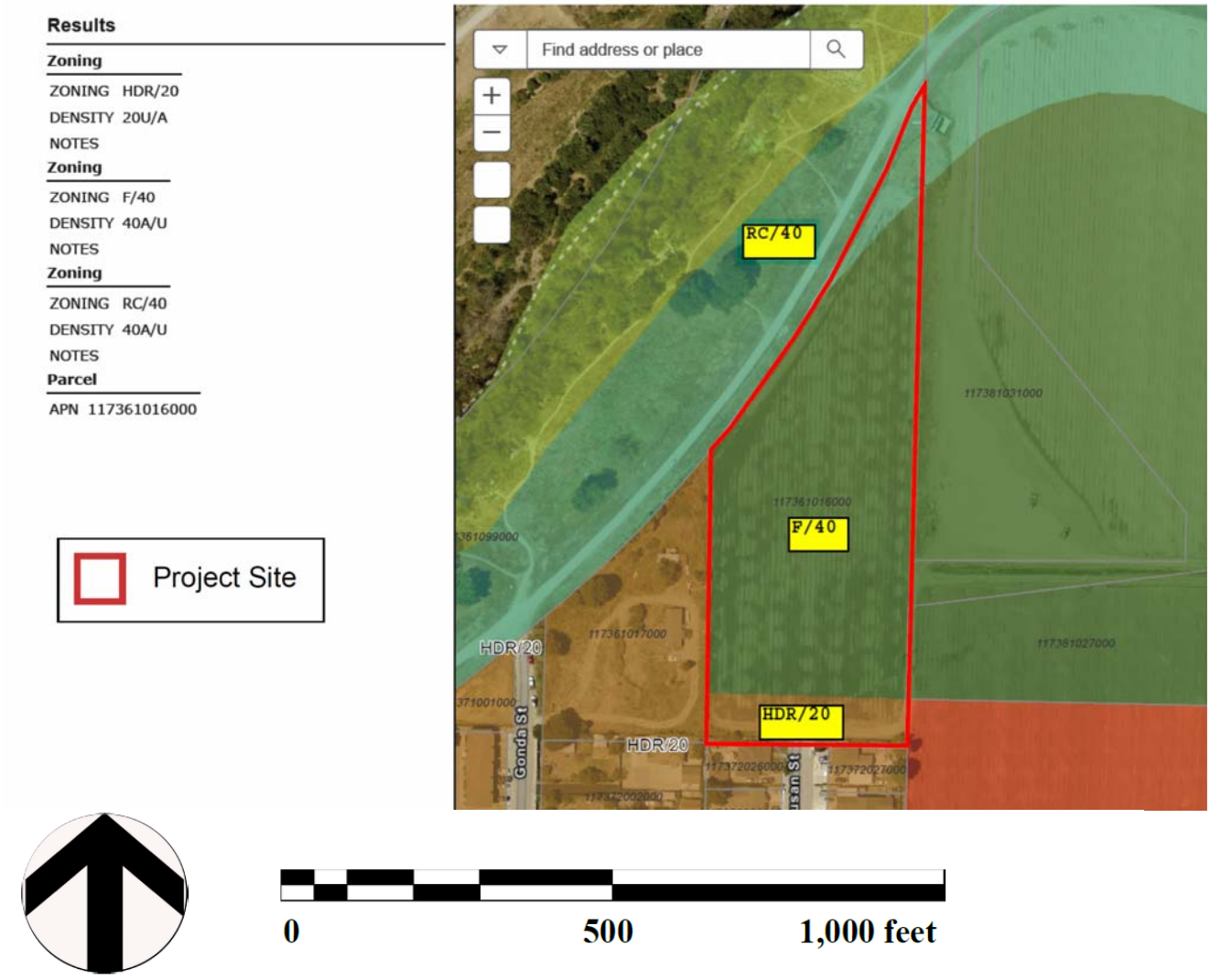
Project Title:	Kall Robert E & Janet Rose (Rio Vista Group LLC)
File No.:	PLN210152
Project Location:	51, 53, 55 & 57 Susan Street, Royal Oaks
Name of Property Owner:	Kall Robert E & Janet Rose
Name of Applicant:	Rio Vista Group LLC
Assessor's Parcel Number(s):	117-361-016-000
Acreage of Property:	3.67 acres
General Plan Designation:	Farmlands 40 Acre Minimum
Zoning District:	Resource Conservation | High Density Residential | Farmlands
Lead Agency:	County of Monterey HCD-Planning
Prepared By:	County of Monterey HCD-Planning
Date Prepared:	December 23, 2021
Contact Person:	Shawn Archbold, Monterey County HCD-Planning Phone: 831-755-5114 Email: archbolds@co.monterey.ca.us

Figure 1 – Project Location



0 500 1,000 feet

Figure 2 – Zoning Map



II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

Background. A Use Permit and a Variance for the development and operation of the site and facilities was prepared in accordance with Monterey County Zoning Code Title 21 (Title 21), Section 21.66.060, which requires issuance of a Use Permit for agricultural employee housing consisting of more than thirty-seven (37) or more beds in a group quarters or thirteen (13) or more units or spaces designed for use by a single family or household. Additionally, this was prepared in accordance with Monterey County Zoning Code Title 21 (Title 21), which requires a variance for building site coverage exceeding 5%. The project proposes four-hundred and eighty beds in group quarters and approximately 25.74% building site coverage.

Project Description. The project consists of the construction of four (4) 16,286 sq. ft. two-story apartment style buildings on a 3.41-acre property, consisting of 60 apartment units, two (2) laundry facilities, one (1) manager's unit, and one (1) recreation room, open space and informal recreation fields. The project also includes a fire access aisle, on-site parking, bicycle racks, and landscaping. The agricultural housing project will be occupied primarily during the Salinas Valley harvest season from April through November of each year. The proposed project would be designed to accommodate up to 480 employees without dependents. Each apartment unit would be suitable to house up to eight individuals. Each unit would provide the essential needs such as kitchen and restroom amenities (Source: IX.1).

Traffic. Direct pedestrian and vehicular access to the project site is proposed via Susan Street. As shown in the site plan (Source: IX.1), vehicular ingress and egress is proposed at the southern-most border of the project site connecting the project to Susan Street. This environmental analysis presumes that a majority of the seasonal employees would not have personal vehicles and proposes transportation to and from work sites via outbound bus and/or vanpool trips. Outbound vanpool and/or bus transportation occurs by 5:00 A.M. and inbound bus and/or vanpool trips would occur by 4:00 PM. Both bus and vans are proposed in employee bussing and vanpools. Buses are proposed to be stored offsite and driven to and from the site each day and vans will be parked onsite. During weekday evenings and weekends, bus service into Pajaro and Watsonville would be provided to employees to transport employees to shopping, recreation, and religious services.

Fencing and Lighting. The project proposes a perimeter fence and vehicle gates around the development. Exterior lighting would be downward facing and shielded to direct light downwards and prevent excess light pollution. All exterior lighting would be consistent with local lighting ordinances and the County's Desgn Guidelines for Exterior Lighting.

Recreation. The project incorporates indoor and outdoor recreational facilities with one (1) recreation room, open space, informal recreation fields, and a marked walkway (Source: IX.1). Bus service to and from Pajaro and Watsonville would be provided on weekends and weekday evenings, as needed, to allow occupants the opportunity for shopping, recreation and religious services.

Water. Water supply will be provided to Pajaro/Sunny Mesa Community Services District (PMCSD). The PMCSD issued a can and will serve letter to the project indicating that they would provide service to the project site for the proposed project.

Wastewater. The Pajaro County Sanitation Disctict (PCSD) will provide wastewater service to the project site. Project wastewater would be transported to the City of Watsonville wastewater treatment plan in Santa Cruz County. The City of Watsonville has an agreement with the PCSD to provide sewer service to the Pajaro Community.The PCSD has provided a can-and-will serve letter (Source: IX.23)

Solid Waste. The proposed project's waste would be hauled by Waste Management, Inc. of Monterey County. The applicant has received a "Can and Will Serve" letter from Waste Management, Inc. for the proposed project (Source: IX.25).

Drainage. A preliminary stormwater control plan and supporting preliminary stormwater control report was prepared for the project by Whitson engineers (Source: IX.16). The report sumarizes the project's proposed stormwater management strategy pursuant to the Post Construction Stormwater Managent Central coast Region, Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032, and the guidance documents promulgated by the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development, dated March 25, 2014. The drainage system would be designed and constructed to meet current regulations and requirements, including the Monterey County flood control requirements pursuant to MCC Section 19.10.050. The proposed project will require a capacity analysis to ensure that the drainage connection does not overload the existing drainage pipes and water pump. This has been included in section IV. below.

The project site is adjacent to the Pajaro levee and within Zones AE, AO, and the 100-year floodplain of the Pajaro River. The proposed development is located entirely within Zone AO. The Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRM) identify land areas that are subject to flooding. FEMA defines Zone AO as areas subject to inundation by 1-percent-annual-chance shallow flooding where average depths are between one and three feet. FEMA defines Zone AE as areas subject to inundation by the one-percent-annual-chance flood event (or a flood that statistically has a one percent probability of occuring in a given year). The project proposes retention of the 95th-percentile 24-hour storm in the underlying drain rock reservoirs of the proposed bioretenition facilities and detention of the 2, 5, 10, 25, 50, and 100-year 24-hour storms. The overal SCM volumes, inclusive of the drain rock, bioretention soil mix, and suface ponding volumes, will be used to detain stormwater for flood control purposes. The proposed development will also be subject to the requirements of Monterey County Code Chapter 16.16 related to setbacks from the top of the bank of the Pajaro River.

Grading. The project includes over an acre of land disturbance and 16,600 cubic yards of grading (11,500 cubic yards of cut and 5,100 cubic yards of fill). The proposed finished floors of Buildings A, B, C, and D are 33.00'm 33.20', 33.40', and 33.60', respectively (Source: IX.1).

A Geotechnical Investigation Report was prepared by Soil surveys, Inc. dated 10/8/21. The project site is located in Seismic Zone VI and geologically mapped as being underlain by alluvium (Source: IX.6).The native soil generally envountered at the site is consistent with the geologic mapping. The proposed project site consists of several soil types, including silty sand, sandy silt, clayey sand, sandy lean clay, and fat clay within the depths explored. Development of the site would b3e required to be built in conformance with the latest version of the Uniform Building Code, snuring that provisions are in place to reduce geological impacts to a less-than-significant level.

Grading may be necessary up to 1000 cubic yards of cut along the adjacent Monterey County Stormwater Pond.

Construction. The duration of construction is expected to be approximately 10 months from issuance of permits. Proposed construction hours are 7:00 A.M. to 5:00 P.M. Monday through Friday. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Fire. The Pajaro Commmunity is served by the North County Fire Protection District of monterey County. All buildings would include a fire sprinkler system as well as onsite fire hydrants.

B. Enviornmental Setting and Surrounding Uses

The project site is located on a single parcel (APN 117-361-016-000) on the norht side of susan Steet in Pajaro, California, within Monterey County. The project site is located to the south of the Pajaro river and the broder between Monterey County and Santa Cruz County. The Pajaro River levee runs along the northern edge of the property. The southernmost poriton of the site is designated as “High Density Residential” (HDR/20), the northernmost portion as “Resource Conservation” (RC/40), and the remaining portion as “Farmland” (F/40).

Zoning for the areas surrounding the project site are listed below:

- North: RC/40
- South: HDR/20
- West: HDR/20 and RC/40
- East:
    - RC/40
    - F/40
    - Heavy Commercial (HC)

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

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

Monterey County 2010 General Plan/ North County Area Plan

The project was reviewed for consistency with the policies from the Monterey County 2010 General Plan and the North County Area Plan. The intent of the General Plan is to maintain and enhance the County's rural character, natural resources, and economic base by providing for adequate residential, agricultural, commercial and industrial growth in areas best suited for the respective development.

The project is consistent with the Agricultural element of the Monterey County General Plan. General Plan Policy AG-1.1 prevents land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as Prime, of Statewide Importance, Unique, or of Local Importance. The existing project site is currently used for ongoing agricultural operations on viable farmlands (Source: IX.7). However, General Plan Policy AG-1.4 cosniders ancillary and support uses and facilities as forms of viable agricultural land uses on farmland designated as Prime, of Statewide Importance, Unqiue or of local importance, and encourages enhancement, expansion, and conservation of this use. The proposed project's worker housing is considered a support use under General Plan Policy AG-2.1. General Plan Policy AG-1.6 states that farmworker housing projects may be considered subject to appropriate public health and environmental review in accordance with state law. Additionally, this policy states that farmworker housing projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses. The project as proposed is consistent with the nature of the surrounding residential uses, and prevents the lower density (larger lot coverage per person) farmworker housing on viable agricultural lands in Monterey County. Additionally, AG-1.7 states that housing facilities for farmworkers employed on-site or off-site are allowed in agricultural land use designations and clustering of residential usess is encourage in order to minimize impacts on the most productive lands. In accordance with General Plan Policies AG-1.2 and AG-1.8, the project will attend the January 27, 2022 Agricultural Advisory Committee (AAC) to discuss and establish a well-defined buffer area for the project. The current proposed buffer area is approximately 100 feet.

The project is consistent with the Housing element of the 2010 Monterey County General Plan. General Plan Policy H-2.1 encourages the planning of farmworker housing, and General Plan Policy H-2.11 supports private sector partnerships to increase the supply of farmworker housing within Monterey County. General Plan Policy H-2.b sets an objective for the county to assist employers to provide 10 lower income farmworker housing units annually with three of the 10 units as exetrely low income annually. This project would provide 60 units of farmworker housing, of which potentially 3 units or more would be charged at no additional cost (except for furnishing) to H2A visa farmworkers.

The project is consistent with the Land Use, Safety, and Public Services Elements of the 2010 Monterey County General Plan. The project will be conditioned to provide an exterior lighting plan consistent with LU-1.13 of the Monterey County General Plan. The proposed project exceeds the 5% building site coverage for Farmlands designated lands, and requests a variance to exceed the building site coverage limit. A geotechnical report was provided with the application that verified that the project site is sutiable for the proposed project, consistent with S-1.7 (Source: IX.13). According to the Acoustical study produced by 45 dB Acoustics LLC, the project's ongoing operations should not exceed 55 dBa, which is deemed an acceptable amount. It is important to note that this acoustical study analyzes a previous site plan that is similar but not the same as the proposed submittal. The project is consistent with the long-term sustainable water supply findings, as the project will not exceed its current water demand of 17.9 AFY, consistent with PS-3.1 and PS-3.2 of the Public Services Element of the 2010 Monterey County General Plan.

Air Quality Management Plan

The proposed project was reviewed for consistency with the 2008 Monterey Bay Area Resources District's (MBARD) CEQA Air Quality Guidelines for the Monterey Bay Region. Section IV.3 below (Air quality) discusses standards applicable to whether this particular project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations or creates objectionable odors affecting many people. The proposed project complies with the requirements of this plan.

Water Quality Control Plan

Section IV.9. (Hydrogology and Water Quality) below, discusses whether this project violates any water quality standards or waste discharge requirements , substantially depletes groundwater supplies or intereferes substanitally with groundwater supplies or intereferes substantially with groundwater recharge substantially alters the existing drainage pattern of the site or area, or creates or contributes runoff water that would exceed the capacity of existing or planned storm water drainage.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

A. Factors

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE: Section IV.12 – Mineral Resources: Data contained within the Monterey County Geographic Information System (GIS) and a site visit conducted by staff verifies that there are no mineral resources on the site. Further, the project does not include an ongoing use, or mining

of, mineral resources on or near the site. Therefore, implementation of the proposed project would have no impact on minimal resources. *No Impact*.

B. DETERMINATION

Based on this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Shawn Archbold, Assistant Planner — December 23, 2021 (Date)

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

8) The explanation of each issue should identify:

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation: The proposed project site is zoned Resource Conservation, High Density Residential, and Farmland (Zoning: RC/40|HDR/20|F/40). According to the Monterey County 2010 General Plan, the proposed project site is not located within a visually sensitive area and is not visible from any designated scenic highway corridors (Source: IX.3). The project site is within the North County Area Plan, which identifies portions of State Route 156 as scenic corridors. However, the proposed project site is not located near or visible from these scenic corridors.

1(a&b): Less than Significant Impact
The project site is not located in a visually sensitive area. Additionally, the project site is currently being utilized for agricultural cultivation and there are no scenic resources on site within a state scenic highway that would be damaged because of the project. *Impacts are less than significant*

1(c): Less than Significant Impact

The project site is currently used for agricultural crops and ruled by the RC/40|HDR/20|F/40 zoning districts. The project site is located at the north end of Susan Street, an existing single-family residential neighborhood. The project is bordered by agricultural land to the east, residential to the west, and the Pajaro River in the North. The proposed project would alter the existing visual character of the site by introducing a new residential complex. However, the proposed development would reach a maximum of 35 feet in height which is consistent with the development standards that rule the neighboring Susan Street residences. The project proposes colors that include various shades of green, brown, and gray. Additionally, the project proposes a landscaping plan to reduce visual impacts on the surrounding areas. *Impacts are less than significant.*

1(d): Less than Significant Impact

The proposed project will utilize nighttime lighting for security purposes. Construction involved in the proposed project would not require nighttime lighting. All proposed exterior lighting will be consistent with the Monterey County 2010 General Plan lighting policies, including LU-1.13, which states 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." An exterior lighting plan has been included as a staff recommended condition of approval to ensure that all lighting will be downlit, shielded, and unobtrusive to the surrounding areas. *Impacts would be less than significant*.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 5, 6, 7)	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 5 ,6 ,7)	☐	☐	☒	☐

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 5, 6, 7)	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 6, 7)	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 6, 7)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The proposed project site is zoned Resource Conservation, High Density Residential, and Farmland (Zoning: RC/40|HDR/20|F/40). The site is designated as prime and important farmlands per the Monterey County Important Farmlands Map (2018) but is not part of a Williamson Act Contract. The proposed project is allowed under policies AG-1.6 and AG-1.7, please see previous section III for consistency with the agricultural element of the 2010 Monterey County General Pla

2(a, b, & e): Less than Significant Impact

The proposed project would convert prime farmland into an agricultural use. The project will supply agricultural workforce housing to the greater Monterey County area. The agricultural workforce housing use is considered an agricultural support use under AG-2.1, and an allowed use under AG-1.6 and AG-1.7 of the agricultural element of the 2010 Monterey County General Plan. Therefore, the proposed project would not convert farmland of prime, unique, or of statewide importance to a non-agricultural use. Additionally, the proposed project site is not part of a Williamson Act Contract. The project does not contain any other changes that would result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. *Impacts would be less than significant.*

Figure 3.


Important Farmlands
Farmland of statewide importance
Grazing land
Other Land
Prime Farmland
Unique Farmland
Urban and built up land
Water
Project Site
Other Land
Urban and built up land
117361030000
117361031000
117361016000
117361099000
117361017000
117361027000
117371001000
117371011000
117372002000
117371006000
117372047000
117361028000
Conda St
Elsa St
117372044000
117372006000
0
250
500 feet

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The project site is located within the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. Project construction would involve equipment typically used in residential construction projects, such as excavators and trucks, that would emit air pollutants such as carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM10) and 2.5 microns in diameter (PM2.5), and nitrogen oxides (NOX). Construction of agriculture housing and associated site improvement on the property would not result in the emission of substantial amounts of air pollutants. Impacts related to the emission of air pollutants during construction would be minor and temporary in nature.

3(a, b, c, & d). Conclusion: Less Than Significant Impact.
According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM10. Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, would be below the threshold and would have a less than significant impact to air quality from construction activities. The construction-related impacts would not violate any air quality standards or obstruct implementation of the most recent MBARD Air Quality Management Plan. Grading on the site would be subject to the regulations contained on Monterey County Code sections 16.08 - Grading

and 16.12 – Erosion Control. Implementation of these requirements would ensure dust from grading activities are controlled. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. Therefore, the proposed project would result in less than significant impacts to air quality and would not conflict with or obstruct implementation of the applicable air quality plan (Source: IX.9, IX.10).

SOURCES:
9. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
10. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 6, 11)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 6, 11)	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 6, 11)	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 6, 11)	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 6, 11)	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 6, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The applicants prepared a biological assessment of the proposed project to determine impacts on biological resources. As described in the biological assessment, environmental scientist Liz Camilo conducted a survey of the project site on September 14, 202 to identify and describe habitats and special status species. The survey methods included walking the project site to identify general habitat types and potential sensitive habitats. The special status species were taken from the following databases:

- Current agency status information from the U.S. Fish and Wildlife (Service) and the California Department of Fish and Wildlife (CDFW) for species listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA), and those considered CDFW "species of special concern," including:
    - California Natural Diversity Database (CNDDB) occurrence reports from the Chittenden,
    - Gilroy, Loma Prieta, Moss Landing, Mt. Madonna, Prunedale, San Juan Bautista, Watsonville East, and Watsonville West quadrangles (CDFW, 2021b), and
    - The Service's Information for Planning and Consultation (IPaC) Resource List for the project site (Service, 2021a).
- The California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2021),
- The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA-NRCS, 2021),
- The National Wetlands Inventory Wetlands Mapper (Service, 2021b), and
- The National Hydrographic Dataset (USGS, 2019).

Natural Communities
The project site is currently in use as farmland. One natural community—ruderal/disturbed—occurs along the margins of the project site and between crop rows. Ruderal areas are those areas which have been disturbed by human activities and are dominated by non-native annual grasses and other "weedy" species. Dominant vegetation within the project site include weedy species such as cheeseweed (Malva parviflora) and amaranth (Amaranthus sp.). Only one tree (Salix lasiolepis) is present within the project site; however, several other trees are located within 300 feet of the site on adjacent properties.

Special-Status Species
Special-status species are those plants and animals that have been formally listed or are Candidates for listing as Endangered or Threatened under ESA or CESA, are CDFW "species of special concern," are listed as rare under the California Native Plant Protection Act (CNPPA), are included in the CNPS California Rare Plant Ranks (CRPR) 1A, 1B, 2A, or 2B, or are California Fully Protected Species. In addition, raptors (e.g., eagles, hawks, and owls), migratory birds, and their nests are protected under California Fish and Game Code.

No special-status plant or wildlife species are known to occur within the project site; however, based on the presence of suitable habitat and known occurrences in the vicinity, Monterey spineflower (Chorizanthe pungens var. pungens) and California red-legged frog (Rana draytonii,

CRLF) have the potential to occur within the site. In addition, raptors and other nesting birds have the potential to nest within any of the large trees present within or adjacent to the site. These species are discussed below.

Monterey Spineflower

Monterey spineflower is a federally Threatened and CNPS CRPR 1B species in the Polygonaceae family. It is a small, prostrate annual herb which blooms from April through July. Monterey spineflower typically occurs on open sandy or gravelly soils on relic dunes in coastal dune, coastal scrub, and maritime chaparral habitats, though it can also be associated with cismontane woodlands and valley and foothill grasslands, at elevations of three to 450 meters.

Suitable, low-quality habitat for Monterey spineflower is present within ruderal areas of the project site. The CNDDB reports 28 occurrences of this species within the quadrangles reviewed, the nearest located approximately 1.3 miles from the project site. Therefore, Monterey spineflower has a moderate potential to occur within the project site.

California Red-Legged Frog

The CRLF is a federally Threatened species and a CDFW species of special concern. It was listed as a Threatened species on June 24, 1996 (61 FR 25813-25833), and its critical habitat was designated on April 13, 2006 (71 FR 19244-19346) and revised on March 17, 2010 (75 FR 12816-12959). CRLF is the largest native frog in California (44-131 mm snout-vent length) and was historically widely distributed in the central and southern portions of the state (Jennings and Hayes, 1994). Adults generally inhabit aquatic habitats with riparian vegetation, overhanging banks, or plunge pools for cover, especially during the breeding season (Jennings and Hayes, 1988). They may take refuge in small mammal burrows, leaf litter, or other moist areas during periods of inactivity or to avoid desiccation (Rathbun, et al., 1993; Jennings and Hayes, 1994). Radio telemetry data indicates that adults engage in straight-line breeding season movements irrespective of riparian corridors or topography and they may move up to two miles between non-breeding and breeding sites (Bulger et. al., 2003).

The CNDDB reports 86 occurrences of CRLF within the quadrangles reviewed, including an occurrence 1.5 west east of the project site within the Pajaro River. No potential CRLF breeding resources or upland habitat are present within the project site; however, the site offers suitable dispersal habitat for this species. Therefore, CRLF have a moderate potential to occur within the project site.

Raptors and Other Nesting Birds

Raptors, their nests, and other nesting birds are protected under California Fish and Game Code. Overlapping nesting and foraging similarities allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest habitats, as well as open grasslands, are used most frequently for nesting. Breeding occurs February through September, with peak activity May through July. Prey for these species include small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges. Various species of raptors, such as red-tailed hawk (Buteo jamaicensis), red-shouldered hawk (Buteo lineatus), American kestrel (Falco sparverius), great horned owl (Bubo virginianus), and

turkey vulture (Cathartes aura), as well as other avian species, have a potential to nest within the trees present within 300 feet of the project site.

4(a): Less than Significant with Mitigation Incorporated
No sensitive habitats are present within or adjacent to the project site. However, certain special-status species have a moderate chance of occurring onsite. Construction with mitigation would protect against the loss of habitat, nest abandonment, and/or direct mortality of individual members of a special status species, if present at the time of construction. Mortalility of an ESA-listed species would be considered a "take" and would require an incidental take permit. However, implementation of the below listed mitigation measures would reduce impacts to less than significant:

Mitigation Measure Bio-1 Employee Education Program:
A qualified biologist shall conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following:

1. the appropriate access route(s) in and out of the construction area and review project boundaries;
2. how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities,
3. the identification of special-status species that may be present;
4. the specific mitigation measures that will be incorporated into the construction effort

Mitigation Measure Bio-2 Botanical Survey:
Prior to construction, a focused botanical survey shall be conducted within the project site during the appropriate blooming period (approximately May or June) to determine the presence or absence of Monterey spineflower within the site. If this species is not identified within the project site, no additional mitigation is required.

If Monterey spineflower is identified within the project site, individuals that are not in the construction footprint shall be fenced or flagged for avoidance. A biological monitor shall supervise the installation of protective fencing and shall monitor the site at least once per week until construction is complete to ensure that protective fencing remains intact. If avoidance of all Monterey spineflower is not possible, a Revegetation Plan shall be prepared by a qualified biologist prior to construction. The plan shall include a detailed description of revegetation areas, plant source material, planting specifications, and a monitoring program that describes annual monitoring efforts which incorporate success criteria and contingency plans if success criteria are not met.

Mitigation Measure Bio-3 Raptor/Nesting Bird:
To avoid impacts to nesting birds, construction shall commence prior to the nesting season (February 1 through September 15). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within 15 days prior to the commencement of construction activities in all areas that may provide suitable nesting habitat within 300 feet of the project boundary. If nesting birds are identified during the pre-construction survey, an appropriate buffer shall be imposed within which no construction activities or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work

re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 15 (when young are assumed fledged).

Mitigation Measure Bio-4 CRLF- Biologist Survey:
A qualified biologist shall survey the project site and immediately adjacent areas 48 hours before and the morning of the onset of work activities for the presence of CRLF. If any life stage of CRLF is observed, construction activities shall not commence until the Service is consulted and appropriate actions are taken to allow project activities to begin.

Mitigation Measure Bio-5 CRLF- Ground Disturbance & Vegetation Removal Survey:
During ground disturbing activities and vegetation removal, a qualified biologist shall survey appropriate areas of the construction site daily before the onset of work activities for the presence of the CRLF. The qualified biologist shall remain on site until all ground disturbing activities are completed. If any life stage of CRLF is found and these individuals are likely to be killed or injured by work activities, work shall stop and the Service shall be contacted. Construction activities will not resume until the Service is consulted and appropriate actions are taken to allow project activities to continue.

Mitigation Measure Bio-6 CRLF Construction Monitor:
After ground disturbing and vegetation removal activities are complete, or earlier if determined appropriate by the qualified biologist, the qualified biologist will designate a construction monitor to oversee on-site compliance with all avoidance and minimization measures. The qualified biologist shall ensure that this construction monitor receives the sufficient training in the identification of CRLF. The construction monitor or the qualified biologist shall be authorized to stop work if the avoidance and/or minimization measures are not being followed. If work is stopped due to the presence of CRLF, the Service shall be notified and construction activities will not resume until the Service is consulted and appropriate actions are taken to allow project activities to continue.

Mitigation Measure Bio-7 Daily Log:
The qualified biologist and the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the proposed project. A complete daily log shall be submitted to HCD-Planning to review prior to final occupancy.

Mitigation Measure Bio-8 Covered Holes:
To prevent inadvertent entrapment of CRLF during project construction, all excavated, steepwalled holes or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.

Mitigation Measure Bio-9 CRLF Erosion Control Materials:
Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including CRLF.

Mitigation Measure Bio-10 CRLF Construction Hours:
Because dusk and dawn are often the times when CRLF are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

Mitigation Measure Bio-11 Biologist Monitoring:
All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

Implementation of the biologist recommended mitigations as stated above will lead the project to a less than significant impact related to a substantial adverse effect on candidate, sensitive, and/or special-status species. *Impacts are Less than Significant with Mitigation Incorporated.*

4(b): Less than Significant Impact
The project site consists of only ruderal/disturbed habitats. Additionally, the project is now within the coastal zone and not within a designated critical habitat for a listed species. Therefore, any impacts state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means would be less than significant. *Impacts are Less than Significant.*

4(c): Less than Significant Impact
The project does not contain any federally protected wetlands. The proposed project site has been disturbed with agricultural operations. The project does not result in the removal, filling, or hydrological interruption of any wetland areas. *Impacts are Less than Significant.*

4(d): No impact
The project site is disturbed and utilized for agricultural operations and would not interfere 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. The project would have no impact on wildlife movement, as the project is surrounded by agricultural areas and residential neighborhoods, and no wildlife corridors or nursery sites are present. *No Impacts.*

4(e): No Impact
The project does not propose removal of trees, and would not conflict with local policies or ordinances pertaining to tree preservation policies and similar biological resource protections. *No Impacts.*

4(f): No Impact
The project is not located within, nor conflicts with, an adopted conservation plan. *No Impacts.*

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (Source: 1, 2, 3, 4, 5, 6, 12)	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: 1, 2, 3, 4, 5, 6, 12)	☐	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 4, 5, 6, 12)	☐	☐	☐	☐

Discussion/Conclusion/Mitigation:

Monterey County Geographic Information System (Source 6) indicates the project site has a high archaeological sensitivity. The Monterey County General Plan (Source 3) Open Space Policy 6 encourages efforts by historical, educational or other organizations to improve the public's recognition of the County's cultural heritage. Policy 6.3 states that new development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission's list of sacred and traditional sites.

5(a): No Impact.
In accordance with CEQA Guidelines Section 15064.5, a historical resource is one that is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR). The historicity of sites is attributed by their contribution to California's pre-history and cultural heritage and distinctive characteristics they embody of the Millingstone, Middle, Middle/Late Transition, and Late Periods. Public Resources Code Section 21084.1 states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Basin conducted a surface investigation of the project site, which did not reveal any historic resources. In addition, the results of the California Historic Resources Information System (CHRIS) at the Northwest Information Center (NWIC) were negative for recorded historic-era cultural resources within 0.25 miles of the project site. As a result, the project would have no impact to historical resources.

5 (b, c): Less Than Significant Impact with Mitigation.
The subject parcel is located within an area of high archaeological sensitivity as identified by the Monterey County Geographic Information System. However, the proposed project site has been utilized for agricultural cultivation since at least 1937 and discovery of archaeological resources or human remains have not been documented. The CRA identified the potential

for buried archaeological deposits due the site's proximity to the Pajaro River. The potential inadvertent discovery of archaeological resources and/or human remains and potential inadvertent damage or disturbance during construction would be considered a significant impact. This impact can be mitigated to a less-than-significant level with the implementation of the following Mitigation Measures:

Impact CR-1:
Construction activities within the project site may result in the discovery of previously unknown cultural resources and/or human remains interred outside of formal cemeteries.

Mitigation Measures

Mitigation Measure CR-1:
In order to prevent impacts to Cultural Resources and Tribal Cultural Resources, Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning, Native American Heritage Commission (NAHC) designated tribal representative and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner, NAHC designated tribal representative and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the recovery.

Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner, NAHC designated tribal representative and a qualified archaeologist to determine a strategy for either return to the Tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe.

If human remains are accidentally discovered during construction, the following steps will be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent resources until:
- The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- If the coroner determines the remains to be Native American:
    - The coroner shall contact the Native American Heritage Commission and HCD-Planning within 24 hours.
    - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
    - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of,

with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or

- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
  - The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
  - The descendent identified fails to make a recommendation; or
  - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

MM Monitoring Action CR-1:
Prior to issuance of grading or construction permits, the following note shall be included on the plans:

"Throughout grading and construction activities, the procedures outlined in Mitigation Measure CR-1 shall be adhered to.".

MM CR-2
In order to reduce potential impacts to cultural resources during construction activities, a subsurface investigation shall be conducted by a County approved cultural monitor prior to initiation of construction. Should the assessment conclude that there are no potential impacts or evidence of cultural resources in the development area, the applicant shall proceed with the proposed project. If the find is determined to be significant, work shall remain halted and mitigation measures identified above (MM CR-1 and MM CR- 2) shall be implemented.

MM Monitoring Action CR-2: Prior to the start of grading or construction activities, the applicant shall submit to HCD-Planning a report from the cultural monitor detailing the results of the subsurface investigation.

With incorporation of the mitigation measures listed above, the proposed project would have a less than significant impact with respects to potential impacts to archaeological resources and disturbance of human remains.

6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 2, 3, 4, 5)	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐

Setting:

Pacific Gas and Electric Company (PG&E) has historically been the primary electricity provider for the County. Monterey County customers now receive their electricity from Central Coast Community Energy (C3E) (previously known as Monterey Bay Community Power [MBCP]), which is a community choice energy agency which has committed to providing its customers with 100% carbon-free energy by the year 2030. Community choice energy agencies allow local governments to procure power on behalf of their residents, businesses, and municipal accounts from an alternative supplier while still receiving transmission and distribution service from their existing utility provider (in this case, the PG&E). This is typically an attractive option for communities that want more local control over their electricity sources, more clean energy than is offered by their default utility, and/or lower electricity prices. Per Public Utilities Code Section 366.2, customers have the right to opt out of the community choice energy program and continue to receive service from the incumbent utility (PG&E) if they so choose.

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the 2019 Building Energy Efficiency Standards (effective January 1, 2020). These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements. The County has not adopted a climate action plan; however, the Conservation and Open Space Element includes a goal to promote efficient energy use. The Conservation and Open Space Element also identifies energy conservation policies, including encouraging the use of innovative site and building orientation and landscaping to maximize energy efficiency, fuel efficiency standards, and encouraging development of alternative energy sources. Current measures applied in the county include energy-conserving building standards, recycling, and transportation system improvements. Applicable energy policies include, but are not limited to:

OS-9.1 The use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.

OS-9.2 Development shall be directed toward cities, Community Areas, and Rural Centers where energy expended for transportation and provision of services can be minimized.

OS-9.3 Areas of urban concentration shall provide convenient access for employment, commercial, and other activities.

OS-9.4 Lots shall be oriented to maximize the energy gains from solar and/or wind resources in order to minimize energy losses where possible.

OS-9.5 Clustered development is favored where such development will conserve energy.

OS-9.6 Development shall incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design as appropriate.

The General Plan also requires new development shall be located and designed with convenient access and efficient transportation for all intended users and, where possible, consider alternative transportation modes.

Discussion

a. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary in nature and would be typical of other similar construction activities in the county. Federal and state regulations in place require fuel-efficient equipment and vehicles and prohibit wasteful activities, such as diesel idling. Therefore, construction energy use impacts would be less than significant.

   Operational mobile-source energy consumption would be primarily associated with vehicle trips to and from the project. The development of increasingly efficient automobile engines would result in increased energy efficiency and energy conservation. Furthermore, it is important to note that the applicant would provide all necessary transportation, via busses, for residents of the housing complex, including transportation to and from the agricultural work sites and for private/recreational purposes. Therefore, proposed project mobile vehicle trips would not result in increased fuel usage that would be considered unnecessary, inefficient, or wasteful.

   The proposed project would result in increased electricity and natural gas consumption associated with the long-term operation of the proposed land uses. Development on the project site would be required to be designed and constructed in compliance with the CBC, which requires that the project achieves high energy efficiency, including, but not limited to, use of low-flow, energy efficient appliances, light emitting diode (LED) lighting, insulation and building material standards, etc. Development would rely on the local electricity service provider C3E to supply project electricity needs and PG&E as a service provider for natural gas, which is committed to replacing its traditional natural gas supply with renewable natural gas. Therefore, the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources and impacts would be less than significant.

b. All future development on the project site would be required to be designed and constructed in full compliance with the CBC, including applicable green building standards and building energy efficiency standards. In addition, the site design and the implementation of standard conditions of approval would ensure the future development onsite would comply with the County's General Plan Conservation and Open Space Element Energy Resources goal and policies associated with increasing the energy efficiency of buildings, appliances, and use of alternative energy sources for buildings. The project would not conflict with other goals and policies set forth in General Plan pertaining to renewable energy and energy efficiency. Therefore, potential impacts associated with conflict with a state or local plan for renewable energy or energy efficiency would be less than significant.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source:) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☒	☐	☐
iv) Landslides? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☐	☒	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 4, 5, 6, 13)	☐	☐	☐	☒
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 4, 5, 6, 11, 13)	☐	☐	☒	☐

Discussion:

The project site is approximately 3 acres in size, is mostly flat, and is currently used for row crop agricultural purposes. According to the Monterey County Geographic Information System, the project site is located in Seismic Zone VI which is considered a high seismic hazard zone. The proposed project would require grading for foundation preparation, would introduce new housing, and introduce new impervious surfaces. To ensure that the site is suitable for the project and to address geological hazards, the applicants had a Geotechnical and Infiltration Investigation Report prepared by Soil Surveys, Inc. (October 2021). [Reference IX..13]. The report found moderate to highly expansive soils and erodible/loose surface soils. Recommendations were provided by the Geotechnical Engineer to address these hazards and provided these recommendations are followed; the site is considered suitable for the proposed development.

Conclusions:

This section uses the CEQA checklist questions to as a basis to determine if there is potential for the project to have an effect on geology and soils. Significances of effects reflect the County's independent judgement after review of relevant information available including:

- The applicant prepared Geotechnical information
- County and state regulatory requirements including the California Building Code, Erosion Control regulations (Chapter 16.12 of the Monterey County Code and State General Permit requirements), and Stormwater management (Chapter 16.14 of the County Code and State permitting requirements)
- Project plans and technical reports
- County Geographic Information System (GIS) reports; and
- On-site investigations

7 (a). *The project would have a potentially significant impact on the environment if it would 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? (Source:) Refer to Division of Mines and Geology Special Publication 42.*
- ***ii)*** *Strong seismic ground shaking?*
- ***iii)*** *Seismic-related ground failure, including liquefaction?*
- ***iv)*** *Landslides?*

County GIS reports, state fault mapping, and the Geotechnical report prepared for this project all indicate that the site is outside Alquist-Priolo Earthquake Zones. The nearest active fault is the Zayante-Vergleles fault located approximately 2.5 kilometers or just over 1.5 miles away from the site. No known fault lines cross the property and the potential for ground rupture is very low. Monterey County, including the project site is in a seismically active area and the project is expected to experience ground shaking at some point. This is typical of all development in California and adherence to building code requirements with adequate engineer review and designs will help the buildings withstand ground shaking events without suffering major damage. This project is required to obtain a construction permit from Monterey County. The permit plans will be reviewed for compliance with building code requirements and the construction of the structures will be inspected to ensure they are built according to approved plans and in accordance with building codes and standards. As such, this project will have a **Less Than Significant Impact resulting from rupture and ground shaking.**

Liquefaction and lateral spreading tend to occur in loose sands and in places where the liquefied soils can move. Due to the level topography is relatively shallow (12-13 feet) ground water at the site which can cause liquefaction of the soils in a seismic event. The potential for liquefaction at the site is consider "moderate." Risks from liquefaction will be reduced by implementing geotechnical recommendations which include excavating and recompacting the top 5 feet of soils at the site as preparation for the foundation construction (See Mitigation Measure GEO-1). With this mitigation incorporated, risks of loss, injury or death from liquefaction is reduced to a less than significant level. **Less Than Significant with Mitigation**

Landslides are caused by disturbances in the natural stability of a slope. They usually occur when water saturates soils on a slope or during an earthquake. The project site is flat. The only slope near the site is the southern boundary of the Pajaro Levee. The Pajaro Levee is an engineered and maintained slope and is highly unlikely to experience land sliding. Therefore, the risk of loss, injury or death from landslides is considered **Less Than Significant Impact**.

Mitigation Measures

MM GEO-1: The building pads for the proposed buildings must be cleared and grubbed of all surface vegetation prior to grading work or construction of the building foundation systems.

Recommendations for grading and foundation specified in the Soils Surveys Geotechnical Report shall be followed.

MM Action GEO-1: Prior to issuance of grading or construction permits, the applicant shall provide certification from a licensed practitioner that recommendations in the geotechnical report have been incorporated in the grading and construction plans.

7(b): *The project may have a significant effect on the environment if it would* ***r****esult in substantial soil erosion or the loss of topsoil.*

The project site contains loose/soft surface soils that could result in soil erosion and loss of topsoil by water and/or wind. Measures are needed to control erosion during and after construction. Excavation activities would involve the removal of approximately 5,100 cubic yards of soil from the project site and require fill of approximately 11,500 cubic yards of soil. The project would be required to comply with Chapter 16.12, *Erosion Control*, of the Monterey County Code of Ordinance. This chapter sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. In compliance with these measures, the project applicant has prepared Water Pollution Control Plan (Sheet C3.1 of the project plans) that detail measures proposed to minimize erosion during construction. Silt fencing and straw wattle, designed to contain stormwater runoff, would be placed along the perimeter of the project site. Measures to control dust, such as site watering and the covering of all trucks hauling soil, sand or other lose material, would also be implemented.

A Geotechnical Investigation prepared by Soil Surveys Group, Inc. identified that near surface soil at the project site has the potential to erode, especially upon removal of existing vegetation (Source: IX.26). The report details considerations related to drainage and erosion and provides recommendations for additional erosion control. It recommends that all new cut/fill slopes and disturbed soil areas be seeded with grass or other landscape plants during construction to prevent erosion. A Landscape plan that describes the location of plants has been submitted and reviewed by the County. The landscape plan proposes plant species that are appropriate for the North County area.

The applicant submitted a preliminary stormwater control plan and supporting preliminary stormwater control report, prepared by Whitson Engineers, Inc., dated October 14, 2021. Per the preliminary stormwater control plan, the Regulated Project design includes (9) Drainage Management Areas (DMAs) and (5) Structural Control Measures (SCMs), in order to address the Post-Construction Stormwater Management Requirements (PCRs). In order to meet Performance Requirements, the project proposes retention of the 95th-percentile 24-hour storm in the underlying drain rock reservoirs of the proposed bioretention facilities. Additionally, the preliminary stormwater report proposes detention of the 2, 5, 10, 25, 50, and 100-year 24-hour storms and includes supporting calculations. Per the report, the overall SCM volumes, inclusive of the drain rock, bioretention soil mix, and surface ponding volumes, will be used to detain stormwater for flood control purposes. The design of the system, together with required inspections and maintenance ensure that the water quality of stormwater leaving the site meet County and state standards and will not degrade the quality of the nearby Pajaro River or other waterways.

All recommendations provided by the Geotechnical Investigation would be applied as conditions of approval by Monterey County upon review of the proposed project. Pursuant to compliance with existing regulations and conditions of approval, the project would not result in substantial erosion or loss of topsoil. Impacts would be **Less Than Significant**.

7(c): *The project may have a significant effect on the environment if is to 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***.**

As stated in the discussion under 7(a) above, the project will not result in lateral spreading, subsidence, or liquefaction, which could damage proposed structures provided Mitigation measure GEO-1 is implemented. The impacts would be less-than-significant with mitigation.

7(d): *The project may have a significant impact on the environment if it will be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property.*

The results of the Geotechnical Report indicate that there is moderately expansive to highly expansive soil near the surface of the proposed project site in addition to possibly loose, silty sand near surface soil conditions. While the Geotechnical Report for the proposed project determined that the site is suitable for the proposed agricultural housing buildings, mitigation was identified to accommodate the presence of expansive soils. The report includes project specific grading recommendations and design criteria to mitigate for the unsuitable soil conditions, as well as specific anchor and foundation systems and treatment of the soil and building foundation requirements to address impacts from unsuitable soils conditions. To address the expansive soil conditions, the geotechnical engineer recommends that the top five feet of soil be graded and replaced with engineered (compacted) fill material. In addition, the foundation of the buildings is recommended to be supported by deep helical anchors and grade beams with a ridged foundation fate or grade beam waffle foundation. The Geotechnical engineer recommends inspection and certification of site preparation and foundation construction. These recommendations are reflected in the civil plans submitted for the proposed project. Still, the presence of expansive soils represents a potentially significant impact that will be reduced to less than significant with the following mitigation:

Mitigation Measure
MM GEO-4: The site grading, soil decompaction, and foundation systems will incorporate the recommendations found in the project-specific geotechnical report as provided by Soil Surveys, Inc. in October 2021. All buildings will meet the requirements of the latest edition of the Uniform Building Code and the County of Monterey Building Department. All construction will be designed to meet the requirements for Seismic Zone 4 Building Codes. Recommended inspections by the geotechnical engineer shall be performed during construction.

MM Action GEO-4: Prior to final inspection, the owner/applicant shall provide HCD with a letter from a licensed practitioner certifying that the project has been constructed in accordance with the geotechnical report.

7(e). *The project may have a significant effect on the environment if it has soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater***.**

The site is within the Pajaro-Sunny Mesa Community Services District (PSMCSD) service area for water, and the Pajaro County Sanitation District (PCSD) service area for wastewater collection. Wastewater from PCSD is treated at the City of Watsonville Wastewater Treatment Plant. The project would not require installation of a septic system. A sewer capacity analysis of the system was performed by Schaaf & Wheeler dated October 14, 2021. That report was reviewed by the County in consideration of providing a "can and will serve" letter for the project. The report found that there is sufficient treatment capacity available under the existing agreement between PCSD and the City of Watsonville to serve the project and that there is sufficient capacity to convey sewage to the treatment plant within the existing system. On this basis, a can and will serve letter was provided by the County who oversees the PCSD. **No Impact**

7(f): *The project may have a significant effect on the environment if it would directly or indirectly destroy a paleontological resource or site or unique geologic feature*

The project site is flat and has been historically used for commercial agricultural row crop purposes. There are no unique geological features at the site. Additionally, the agricultural practices have included "disking" the land and disturbing the top 2 to 3 feet of soil over the course of many years. Geotechnical borings indicate that the soils under the site have sand and clay (no bone or fossils). Additionally, high groundwater tables, approximately 12 feet below the surface were encountered. The site is not listed within an area identified as containing paleontological resources nor is it located in close proximity to any known paleontological resources. The proposed project would not impact any paleontological resources, as none are known in the proposed project area. Less Than Significant.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 3, 4, 5, 6, 8, 9, 10)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
A Greenhouse Gas Impact Assessment for the proposed project was prepared by Rincon Consultants, Inc. in November 2021. The Greenhouse Gas Assessment provides an evaluation of Greenhouse Gas (GHG) impacts associated with the proposed project. This assessment can be found in **Appendix A**.

Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. The term "climate change" is often used interchangeably with the term "global warming," but "climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures. The baseline against which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed acceleration in the rate of warming during the past 150 years. Per the United Nations Intergovernmental Panel on Climate Change (IPCC), the understanding of anthropogenic warming and cooling influences on climate has led to a high confidence (95 percent or greater chance) that the global average net effect of human activities has been the dominant cause of warming since the mid-20th century (IPCC 2014).

GHGs are gases that absorb and re-emit infrared radiation in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. Observations of CO_2 concentrations, globally averaged temperature, and sea level rise are generally well within the range of the extent of the earlier IPCC projections. The recently observed increases in CH_4 and N_2O concentrations are smaller than those assumed in the scenarios in the previous assessments. Each IPCC assessment has used new projections of future climate change that have become more detailed as the models have become more advanced.

Man-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6 (California Environmental Protection Agency [CalEPA] 2006). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is

the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas, CO_2, is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as carbon dioxide equivalent (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, CH_4 has a GWP of 25, meaning its global warming effect is 25 times greater than CO_2 on a molecule per molecule basis (IPCC, 2007).

The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° Celsius (°C) cooler (CalEPA, 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

Greenhouse Gas Emissions Inventory

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MMT or gigaton) of CO_2e in 2010 (IPCC, 2014). CO_2 emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010. Of anthropogenic GHGs, carbon dioxide was the most abundant, accounting for 76 percent of total 2010 emissions. Methane emissions accounted for 16 percent of the 2010 total, while N_2O and fluorinated gases account for six and two percent respectively (IPCC, 2014).

Total United States GHG emissions were 6,456.7 MMT of CO_2e in 2017 (U.S. EPA, 2019). Total United States emissions have increased by 1.3 percent since 1990; emissions decreased by 0.5 percent from 2016 to 2017 (U.S. EPA 2019). The decrease from 2016 to 2017 was a result of multiple factors, including: (1) a continued shift from coal to natural gas and other non-fossil energy sources in the electric power sector and (2) milder weather in 2017 resulting in overall decreased electricity usage (U.S. EPA, 2019). Since 1990, U.S. emissions have increased at an average annual rate of 0.05 percent. In 2017, the industrial and transportation end-use sectors accounted for 30 percent and 29 percent, respectively, of GHG emissions (with electricity-related emissions distributed). The residential and commercial end-use sectors accounted for 15 percent and 16 percent of GHG emissions, respectively (U.S. EPA, 2019).

Based on CARB's California Greenhouse Gas Inventory for 2000- 2016, California produced 424.1 MMT of
CO_2e in 2017 (CARB, 2019a). The major source of GHGs in California is associated with transportation, contributing 41 percent of the state's total GHG emissions. The industrial sector is the second largest source, contributing 24 percent of the state's GHG emissions, and electric power accounted for approximately 15 percent (CARB 2019a). California emissions are due in part to its large size and large population compared to other states. However, a factor that reduces California's per capita fuel use and GHG emissions, as compared to other states, is its relatively mild climate. In 2016, the State of California achieved its 2020 GHG emission reduction targets as emissions fell below 431 MMT of C CO_2e (CARB 2019a). The annual 2030 statewide target emissions level is 260 MMT of CO_2e (CARB 2017). With implementation of the 2017 Scoping Plan, regulated GHG emissions are projected to decline to 260 MMT of CO_2e per year by 2030.

Per Executive Order (EO) B-55-18, the statewide goal for 2045 is to achieve carbon neutrality and maintain net negative emissions thereafter. This goal supersedes the 2050 goal of an 80 percent reduction in GHG emissions below 1990 levels established by EO S-3-05, and CARB has been tasked with including a pathway toward the EO B-55-18 carbon neutrality goal in the next Scoping Plan update.

GHGs are gases that absorb and re-emit infrared radiation in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. These primary GHGs attributed to global climate change are discussed in greater detail in **Appendix A.**

8(a): Less than Significant Impact. As discussed in **Section 3 Air Quality**, above, implementation, construction and operation of the proposed project will not exceed established thresholds for air quality emissions. GHG emissions related to construction and operation of the proposed project are analyzed below.

Construction Emissions

Short-Term Construction Emissions
As shown in **Table 8**, construction of the proposed project would generate an estimated 415.6 MT of CO_2e. Amortized GHG emissions, when averaged over an assumed 30-year life of the project, would generate an estimated 13.9 MT of CO_2e per year. There would also be a small amount of GHG emissions from waste generated during construction; however, this amount is speculative. Construction-generated emissions would vary, depending on the final construction schedules, equipment required, and activities conducted. Amortized construction emissions have been included in the analysis of long-term operational impacts for determination of impact significance.

Table 8. Construction GHG Emissions

Construction Activity	Annual Emissions ($MTCO_2e$/Year)
Site Preparation	22.3
Grading	60.0
Building Construction	314.8
Paving	1.8
Architectural Coating	16.7
Total Construction Emissions:	415.6
Amortized Net Change in Construction Emissions[1]:	13.9
[1.] Amortized emissions are quantified based on estimated 30-year project life. Refer to **Appendix A**, Attachment A, for emissions modeling assumptions and results.	

Operation Emissions

Long-Term Operational Emissions

Operational GHG emissions for the project are summarized in **Table 9**. With the inclusion of amortized construction-generated emissions, the proposed project would generate a total of approximately 589.5 $MTCO_2e$/year for year 2023 and 504.6 $MTCO_2e$/year for 2030. Project-generated GHG emissions are projected to decrease in future years due largely to improvements in vehicle fleet emissions.

Table 9. Operational GHG Emissions Without Mitigation

Operational Year/Source	GHG Emissions ($MTCO_2e$/Year)	
	Year 2023	**Year 2030**
Area Source[1]	1.1	1.1
Energy Use[2]	86.5	79.4
Motor Vehicles[3]	481.4	404.3
Waste Generation[4]	14.1	14.1
Water[5]	6.4	5.7
Total Operational Emissions:	589.5	504.6
Amortized Construction Emissions:	13.9	13.9
Total with Amortized Construction Emissions	603.4	518.5
Service Population[6]:	480	480
$MTCO_2e$/SP:	1.3	1.1
GHG Efficiency Significance Threshold:	4.3	3.4
Exceeds Threshold?	No	No

1. Area source includes emissions associated primarily with the use of landscape maintenance equipment.
2. Includes natural gas and electricity use. Includes adjustment for renewable portfolio standards. Assumes electricity would be provided by Pacific Gas & Electric. Does not include participation in Central Coast Community Energy.
3. Based on default fleet mix contained in CalEEMod for Monterey County. Includes CH4, N20, and CO2 mobile source emissions
expressed in CO2e. Does not include reductions associated with the use of shuttle buses/vans.
4. Based on an average annual waste diversion/recycling rate of 50% based on statewide averages.
5. Includes installation of low-flow water fixtures and water-efficient irrigation systems per current building standards.
6. Based on the estimated number of residents served by the proposed project.
Refer to **Appendix A**, Attachment A for emissions modeling assumptions and results.

As noted in **Table 9**, and assuming a service population of 480 residents, the project would generate approximately 1.3 $MTCO_2e$/SP for year 2023 and 1.1 $MTCO_2e$/SP for year 2030. Operational emissions would not exceed the corresponding significant thresholds of 4.3 $MTCO_2e$/SP and 3.4 $MTCO_2e$/SP, respectively.

Please note that emission estimates identified in **Table 9** are based on worst-case vehicle trip-generation rates obtained from the traffic analysis prepared for this project and does not include shuttle bus/vanpool use for the transport of workers (Higgins, 2021). Based on the Trip Reduction

Plan prepared for the project, the use of shuttle buses and van would reduce daily vehicle use by greater than 10 percent. Assuming a minimum reduction in vehicle use of 10 percent, annual operational GHG emissions would be reduced to approximately 541.4 $MTCO_2e$/year (1.2 $MTCO_2e$/SP) for year 2023 and 464.2 $MTCO_2e$/year (1.0 $MTCO_2e$/SP) for 2030. Furthermore, the use of shuttle buses and vans to transport workers would also result in overall reductions in regional vehicle miles traveled (VMT) and would, therefore, have a beneficial effect on VMT (Higgins, 2021). As a result, the proposed project would not result in GHG emissions that would have a significant impact on the environment and would not conflict with applicable GHG-reduction plans, policies or regulations. This impact would be considered less than significant. No mitigation is required.

8(b): Less than Significant Impact. All GHG emission impacts related to project construction and operation would be less than significant. The proposed project would be consistent with the Monterey County General Plan, the AMBAG 2040 MTP/SCS, the 2017 Scoping Plan, and EO B-55-18, which are regulations adopted to implement a statewide, regional, or local plan to reduce or mitigate greenhouse gas emissions. This results in a less-than-significant impact.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3, 4, 5, 6, 14, 15, 26)	☐	☐	☒	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	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? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: 1, 2, 3, 4, 5, 6, 14, 26)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation

The subject property has been agriculturally cultivated since at least 1937. Prior to 1948, the site was developed with an orchard, after which time the orchard was demolished and the site was used for row-crop agricultural uses. Although agricultural practices at the site are currently organic, agricultural chemicals were likely applied to the fields over previous decades of cultivation. Residual chemicals, including related metals, may remain present in surficial soils.

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by CapRock Geology, Inc., September 7, 2021 (Source IX.31 and attached as Appendix B). The purpose of this assessment was to identify potential for on-site hazardous materials/waste and/or petroleum contamination (Recognized Environmental Conditions [RECs][1]) at the subject property. The ESA includes analysis of historical information of the past and present uses of the site with regard to the potential for RECs and provides necessary conclusions and recommendations.

Preparation of the ESA involved reconnaissance of the subject property and surrounding areas to visually assess current utilization and indications of potential surface contamination; review of the geologic and hydrogeological setting; discussions with persons familiar with the subject property; review of historical aerial photographs to assess the subject property's historical land use and indications of potential contamination or sources of contamination; and review of government documents and interviews with the appropriate government agencies concerning available pertinent environmental information for the subject property.

General Site Reconnaissance

[1] The ESA is governed by provision of ASTM International Designation E 1527-13, Standard Practice for Environmental Site Assessments and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

On August 17, 2021, CapRock performed a site reconnaissance and found that the subject property was in active row crop cultivation. There were no buildings; storage tanks (including chemical); drums or unidentified containers; drains or sumps; pits, ponds or lagoons; unnatural fill areas; stained soil or pavement; pools of liquid; stressed vegetation; or solid waste observed on site. There was no evidence of environmental spills observed or odor noted.

Due to the lack of associated materials/uses on the propery, the Phase I ESA did not conduct a comprehensive survey for polychlorinated biphenyls (PCBs), asbestos-containing materials, radon, or led based paint.

Historical Aerial and Topographic Map Review
CapRock reviewed 13 aerial photographs of the site taken between 1937 to 2016 to evaluate changes in land use and areas of potential environmental concern. No concerns were noted. A Chain of Title was reviewed and no environmental liens were found for the property and the California Department of Oil and Gas have no well drilling records for oil or gas. CapRock reviewed 8 historical topographic map of the site prepared between 1912 to 2012 and no concerns were noted.

Government Agency/Document Review
CapRock conducted a search of federal and State government databases and identified 9 locations of potential concern, none of which were on the subject property. These sites were assessed based on their relative location/ elevation to the subject property and their regulatory status. CapRock found that sites are not anticipated to pose a potential environmental concern to the subject property.

The Phase I ESA determined that there is possible presence of pesticide residue related to historical agricultural cultivation on the site. Current cultivation of the site is documented as organic. The ESA recommended soil testing to determine the level of pesticide residue in the soil.

Hazards and Hazardous Materials 9(d), (e), (f) and (g). Conclusion: No Impact.
The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the Phase I ESA concluded that the locations of potential concern identified through CapRock's database review would not pose a potential environmental concern to the subject property.

The subject property is not located within an airport land use plan or within 2 miles of a public airport or public use airport and would not result in a safety hazard to airport operations.

The subject property is located on Susan Street, a small local residential street. Susan Street is not identified as an Evacuation Route contained in the 2010 General Plan – Safety Element, Table S-1. Therefore the proposed project would not impede an adopted emergency response or evacuation plans. The proposed project is not located within a State Responsibility Area Fire Hazard Zone or Very High Fire Hazard Severity Zone and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the project would

result in no impact relative to known hazardous sites, airport hazards, emergency response or evacuation plans, or wildland fires.

Hazards and Hazardous Materials 9(a), (b), and (c). Conclusion: Less Than Significant Impact.

In accordance with County application submittal requirements, a Hazardous Material Questionnaire was completed for the proposed project (Source 1). The questionnaire identifies that the project would not involve the use or storage of hazardous materials (oil, fuels, solvents, compressed gases, acids, corrosives, pesticides, fertilizers, paints) or acutely hazardous materials (ammonia, chlorine, sulfuric acid, formaldehyde, hydrogen peroxide, methyl bromide or other restricted pesticides) nor would it generate hazardous waste or hazardous air emissions. Although the operational component of the project, residential use, would not require the routine storage, transport or disposal of hazardous materials; site preparation and construction of the buildings would require the use and transport of materials commonly used in construction activities.

Construction Activities

Construction activities would require the temporary use of hazardous substances such as fuel and other petroleum-based products for operation of construction equipment, as well as oil, solvents, or paints. As a result, the proposed project would have the potential to result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the handling transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control; Occupational Health and Safety Administration (OSHA); California Department of Transportation (Caltrans); and the Monterey County Health Department - Hazardous Materials Management Services. 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.

The proposed project site is located within ½ mile of several schools, including J.W. Linscott Elementary School, Pajaro Middle School, Watsonville High School, and Potters House Community Christian School and construction activities would potentially result temporary impacts to these schools. Adherence to federal and state requirements relative to the transport and handling of hazardous materials would not create a significant hazard to the public or the environment through accidental conditions and would reduce any potential impacts associated with transporting, handling, and disposing these materials.

Historical Use Hazards

Although the Phase I ESA did not identify hazards on the site, persistent pesticides such as lead arsenate and DDT, may have been applied in the normal course of farming operations prior to establishing the current organic agricultural practices. Since the proposed project is for residential development, CapRock collected and analyzed soil samples to conduct a Phase II ESA to evaluate the potential for residual chemicals to be present in surficial soils and, if necessary, require appropriate remediation prior to construction. The Phase II ESA prepared by CapRock, dated October 15, 2021 (Source IX.27), concluded that metals and pesticides detected

at the site are within normal background levels for the Monterey Bay area, and no further investigation is required prior to construction. However, construction workers at the site could be exposed to dust particles disturbed as a result of construction activities. In accordance with Monterey County Code Section 16.080.340 – Erosion Control, an erosion control plan shall be prepared and maintained for all disturbed surfaces resulting from grading operations, including dust control. As such, the project will be required to implement standard dust control measures as part of grading and building.

Agricultural Operations

The proposed project would result in establishing a residential use adjacent to properties zoned for, and currently in, agricultural uses. Consistent with 2010 General Plan Policy AG-1.2 and in accordance with the policy's implementing regulations contained in Monterey County Code Section 21.66.030.F.2.a, the project shall be conditioned requiring establishment of a well-defined buffer zone through conveyance of an easement. The proposed project was reviewed by the Monterey County Agricultural Commissioner's Office and the Agricultural Advisory Committee. During this review, establishment of a 100-foot wide easement would sufficiently protect agriculture from new residential impact and mitigate against the effect of agricultural operations on the proposed uses. In addition to the easement, the project has been conditioned requiring planting of vegetative screening/buffer between the proposed apartment complex and adjacent farmlands.

In summary, potential temporary and operational impacts have been addressed through project design and conditions of approval. Therefore, the project, as proposed and conditioned, would not create a significant hazard to the public, schools or environment and would result in a less than significant impact.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: 1, 2, 3, 4, 5, 6, 16, 17, 18)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 2, 3, 4, 5, 6, 16, 17, 18, 27, 29)	☐	☒	☐	☐
c) Substantially alter the exiting 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:	☐	☒	☐	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Result in substantial erosion or siltation on or off site. (Source: 1, 2, 3, 4, 5, 6, 16, 17)	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. (Source: 1, 2, 3, 4, 5, 6, 16, 17)	☐	☒	☐	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (Source: 1, 2, 3, 4, 5, 6, 16, 17, 18)	☐	☒	☒	☐
iv) Impede or redirect flood flows? (Source: 1, 2, 3, 4, 5, 6, 16, 17)	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 2, 3, 4, 5, 6, 16, 17, 18)	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan (Source: 1, 2, 3, 4, 5, 6, 16, 17, 18)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation

This section addresses water resource issues associated with implementation of the proposed project. Specifically, this section presents information related to potential changes to the water quality of post-development storm water runoff associated with the proposed project. This section also contains an evaluation of the hydrologic impacts associated with the proposed project's use of groundwater.

This site has a history of water use for agricultural operations. Agricultural operations draw water from nearby wells. The proposed project site is located entirely within the Corralitas-Pajaro Valley Groundwater Basin which is a critically over drafted groundwater basin. Subbasin extents are defined by the California Department of Water Resources (DWR) and are documented in Bulletin 118 (DWR, 2003; DWR, 2016; DWR 2020). The Corralitos – Pájaro Valley is 75,055 acres in size, with approximately 2027 wells, of which approximately 89 are water supply wells. Groundwater accounts for approximately 99.71 percent of the basin's water supply. The current seawater intrusion rate in the Pajaro Valley is estimated to be 100 to 250 feet per year, and its effects already extend several miles inland (PVWMA, 2014). Pajaro Valley Water Management Agency (PVWMA) is a state-chartered special purpose district formed under State Law pursuant to the Pajaro Valley Water Management Agency Act. PVWMA was formed to efficiently and economically manage existing and supplemental water supplies in order to prevent further increase in, and to accomplish continuing reduction of, long-term overdraft and to provide and ensure sufficient water supplies for present and anticipated needs within its

boundaries. PVWMA has the authority to adopt ordinances for the purpose of conserving local groundwater supplies that all public and private water purveyors within the Agency's boundaries must adhere to. The PVWMA service area is comprised of portions of three counties, which are Santa Cruz, Monterey, and San Benito Counties.

In April 2014, the Pajaro Valley Water Management Agency Board of Directors adopted a Basin Management Plan update. The plan proposes six projects and an aggressive conservation program that will reduce groundwater over pumping by 90% and essentially halt seawater intrusion into the Pajaro Valley Aquifer (PVWMA, 2014B). The 2014 BMP screened 44 programs and projects of which seven were selected for inclusion in a BMP portfolio with an objective to eliminate overdraft and reduce the rate of seawater intrusion by 90 percent. Analysis of the projects impacts on the over drafted groundwater basin and on the Basin Management Plan are described in more detail below. Additional information on the water system can also be found in the Utilities and Services systems discussion (Section 19).

A Preliminary Stormwater Control Plan (SWCP) dated October 14, 2021, a Temporary Water Pollution Control Plan dated October 14, 2021, and the Post-Construction Stormwater Control Plan dated October 14, 2021, all prepared by Whitson Engineers, Inc, have been prepared for this project to address stormwater drainage, water quality requirements, and erosion control. The SWCP summarizes the proposed project's proposed stormwater management strategy pursuant to the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032, and the guidance documents promulgated by the Monterey Regional Stormwater Management Plan (MRSWMP).

The project is located within the Municipal General Permit Boundary as defined by the California State Water Quality Control Board Order No. 2013-0001-DWQ. The project creates or replaces approximately 22,500 square feet of impervious area; therefore, the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region apply, including the following Performance Requirements: PCR No. 1 – Site Design and Runoff Reduction; PCR No. 2 – Water Quality Treatment; and PCR No. 3 – Runoff Retention.

The project is also located within the 100 year flood plain and is susceptible to flooding in the event of overtopping or failure of the Pajaro River levee.

Conclusions:

10(a): *The project may have a significant effect on the environment if it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.*

The proposed project would not violate any water quality standards or waste discharge requirements. Water will be provided by PSMCSD, and sewage services will be provided by the PCSD, both of which are subject to Monterey County code Chapter 19.10.050. A Storm Water Pollution Prevention Plan (SWPPP) is required and that plan would incorporate Best Management Practices (BMPs), visual monitoring, Rain Event Action Plan (REAP), and

Construction Site Monitoring Program (CSMP) requirements (as applicable) to comply with the General Permit. With the implementation of the BMPs outlined in the SWPPP, the potential for the degradation of water quality will be addressed. Application of the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032 will further minimize impacts to surface and groundwater quality. For these reasons, the proposed project would not substantially degrade surface and groundwater quality, resulting in a less-than-significant impact. (See also the Geology and Soils Section).

10(b): *The project may have a significant effect on the environment if it would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.*

The proposed project will be supplied municipal water from Pajaro Sunny Mesa Community Services District (PSMCSD); this supply is sourced from groundwater extractions pumped from the Corralitas- Pajaro Valley Groundwater Basin. PSMCSD has issued the proposed project a "Can-and-Will-Serve" letter, indicating that the proposed project would have a reliable source of water supply however that source has the potential to cumulatively add to the overdraft conditions.

According to Bulletin 118 published by the State Water Board, Pajaro Valley groundwater levels have been in a decreasing trend due to pumping in excess of recharge. The total storage capacity of the basin is estimated to be 2,000,000 af above the Purisima Formation. If the storage from the upper Purisima Formation is included, then the estimate of total storage capacity of the basin is 7,770,000 af. Over time, there has been an estimated loss of freshwater storage from the basin. Some of the freshwater storage loss is due to seawater intrusion, while other loss is due to conditions of chronic overdraft and resultant falling groundwater levels (estimated overdraft was estimated at around 100,000 af.

The proposed project site is in agricultural use and has historically used groundwater for crop production. Based on the acreage of the site, the types of crops grown on the site, and assuming that cultivation occurs on the property for approximately 8 months out of the year, the current average water demand for crop irrigation is approximately 17.9 acre feet per year (AFY). This figure is considered the baseline water use and is included in the historic groundwater overdraft conditions since the site has been in agricultural production for approximately 80 years. Water to irrigate agricultural crops is supplied by wells in the same groundwater basin.

In order to approve this project, the 2010 Monterey County General Plan requires proof that a long-term, sustainable water supply, both in quality and quantity exist to serve the development. This site is located within the boundaries of the Pajaro Community Plan as identified in the 2010 General Plan. Community areas are considered primary areas for growth. The 2010 General Plan Environmental Impact Report identified that the community of Pajaro is in an over drafted groundwater basin and found that the designation of this area as a "community plan" area would have significant and unavoidable impacts to groundwater in the area.

In addition to the policies of the 2010 General Plan and pursuant to the Sustainable Groundwater Management Act (SGMA), the Pajaro Valley Water Management Agency (PVWMA) has

adopted a Basin Management Plan update (February 2014). The Basin Management Plan identifies a number of projects and programs that are aimed at balancing the basin (alleviating the current overdraft conditions). Projects and programs include, among other things, water conservation programs (residential and agriculture), increase recycled water storage, increased use of recycled water (expansion of the coastal distribution system), Water recharge projects (Harkins Slough, Watsonville slough, and murphy crossing) and the College Lake Integrated Resource Management Project.

Despite the findings of the 2010 General Plan EIR and the benefits anticipated from implementation of the Basin Management Plan, this project proposes a water balance (water demand not to exceed historic water use), as a means of supporting the long term sustainable water supply findings and to avoid and minimize impacts of additional groundwater demand on within the Pajaro groundwater basin. To accomplish this, the applicant is proposing to use no more the 17.8 AFY for the agricultural employee housing project.

Information on the water demand for the agricultural employee housing project has been informed by other projects of a similar nature and size. Actual water use at this other projects has been demonstrated to be below 40 gallons per person per day. To use a conservative number, this analysis assumes that the demand will be 45 gallons per person per day. With 60 units each capable of supporting a maximum of 8 employees, and 1 manager unit, the maximum occupancy of the proposed project would be 481 people. None of the other agricultural employee housing projects have come close to actually being at maximum occupancy since units are often occupied by fewer that 8 people and occupancy tends to be seasonal given its agricultural nature. If it is assumed that 481 people will occupy the building year round (which is not likely to occur but is the worst case scenario), the proposed project would require 24.2 AFY, not including landscape irrigation. With landscape irrigation included 1.6 AFY would be added for a total of 25.8 AFY which is 7.9 AFY over the baseline agricultural water use of 17.9 AFY (See Table 11 under Utilities and Services).

The potential increase in demand on groundwater within this over drafted basin represents a potentially significant effect; however it is reasonable to assume that this project will not be occupied at the maximum occupancy and/or will not be occupied year round. In order to understand the actual water use and to ensure that actual water use does not exceed 17.9 AFY, the applicant has agreed to a mitigation that requires monitoring and report of actual water use and a reduction in occupancy and water use to achieve a water balance. With the mitigation incorporated, the project will not demand more water from the groundwater basin that has been historically used and in so doing, will no exacerbate overdraft conditions meeting the sustainability criteria. PVWMA estimates that there is enough water in storage within the groundwater basin to serve the development due to the large amount of water in storage compared to the annual drawdown rates from over pumping (.5%).

Adequate water quality will be provided through PSMCSD and PSMCD has the rights and capabilities to operate the water system that will serve the project. PSMCSD has provided a can and will serve letter for this project. PVGWMA has been consulted and this project will not negatively impact the ability to carry out the Basin Management Plan. As a result, and with the mitigation described below, the proposed project would have a less-than-significant impact to

groundwater supplies and would not substantially decrease groundwater supplies or interfere substantially with groundwater
recharge such that the proposed project may impede sustainable groundwater management of the basin.

Mitigation Measure:
MM HYD-1: Actual water use for the project shall not exceed 17.9-acre feet per year (AFY). In order to ensure that water use remains under 17.9 Acre feet per year, the applicant/owner must provide the Monterey County Environmental Health Bureau with actual water use data every 4 months for the first two years following approval of a certificate of occupancy or final building permit inspection. After the first two years of reporting, the applicant/owner shall submit evidence of actual water use annually. Annual reports shall be submitted no later than January 31 of the following year. Data submitted shall provide the amount of water used in Acre Feet per year (AFY) and in gallons per day.

In the event that water usage exceeds 17.9 AFY, the applicant will be required to submit a plan to Housing and Community Development and the Environmental Health Bureau for review and approval that contains measures that will reduce the actual water use in the following year to no more than 17.9 AFY minus any amount of water used in excess of 17.9 AFY in the prior year. (E.g. 2 AFY over the baseline water use demand in a given year would result in a 2 AFY decrease in available water use for the following year or 15.9 AFY). The plan may include water conservation measures or reductions in occupancy to ensure that the actual water use will be reduced to specified levels.

Failure to reduce water usage to in any year following a year that exceeds the limits will result in a mandatory occupancy limit reductions as determined by HCD and the Environmental Health Bureau. This condition and monitoring requirement shall be effective until or unless substantial evidence is provided that the Corralitos-Pajaro Valley Groundwater Basin is no longer in an overdraft condition.

10 (c) – *The project may have a significant effect on the environment if it would substantially alter the exiting drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- *i) Result in substantial erosion or siltation on or off site.*
- *ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite*
- *iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
- *iv) Impede or redirect flood flows*

Construction activities could potentially result in erosion impacts; new impervious surfaces are proposed that could increase runoff of stormwater however, the project will connect to

stormwater infrastructure to a County owned storm drain facility that was not designed with this project in mind; and the project would place new structures in the flood zone.

The potential for erosion is addressed in the Geology and Soils section of this report. The applicant has submitted a geotechnical report and had a civil engineer prepare an erosion control plan for the project. With implementation of recommended best management practices and the application of standard local and state erosion control requirements the proposed project would not result in substantial erosion or siltation off-site. (See Geology and Soils). **Less Than Significant Impact**

A stormwater control plan has been prepared for this project by a licensed civil engineer and that plan has been reviewed by Monterey County staff (Environmental Services). The plan identifies how stormwater will be collected, how stormwater will be retained on-site so that runoff is equivalent to predevelopment rates, and it contains information on how storm water quality will be managed to meet mandatory water quality criteria. The proposed project would include drainage improvements such as a new on-site storm drain system and low impact development features, as well as five bioretention ponds. These systems are collectively sized to provide on-site retention and management of runoff rates, per the Post-Construction Requirements (PCRs) and County requirements. The ponds are sized at a minimum 4% area ratio to meet PCR 2. A retention volume will be provided during final project design in a drain rock reservoir, below the perforated pipe (subdrain) that is installed at the top of the rock layer, to meet PCR 3. The overall SCM volume (drain rock + BSM + surface ponding) is used to meet Monterey County's flood control requirements. Each SCM provides 6" of surface ponding for retention, and an additional 24" of ponding for detention. Stormwater runoff would be collected via a series of gutters, drain inlets, and storm drain piping discharging to storm water detention and retention basins. These systems would be collectively sized to provide on-site retention and management of runoff rates, per the Post Construction Requirements and County requirements. Conditions will be implemented that require ongoing stormwater control and management meeting the applicable standards (Additional information on stormwater is also provided in the soils and geology discussion of this report). **Less Than Significant Impact**

The Regulated Project design includes (9) Drainage Management Areas (DMAs) and (5) Structural Control Measures (SCMs), in order to address the Post-Construction Stormwater Management Requirements (PCRs). In order to meet Performance Requirement Nos. 1, 2, and 3, the project proposes retention of the 95th-percentile 24-hour storm in the underlying drain rock reservoirs of the proposed bioretention facilities on-site. Overflow and runoff at the predevelopment rates is proposed to be directed to a County maintained storm drain facility located along the front and east side of the property. The stormwater control plan for the project contains measures to ensure that runoff from the property meets water quality standards in accordance with adopted local and state regulations. The capacity of the County storm drain facility has not been studied and additional information is needed to determine if adequate capacity exists within the facility to accept the new connect to the system. For this reason, mitigation is proposed that requires the applicant to perform a storm drain capacity analysis and to make any improvements to the system that may be required to ensure that the system can accommodate the new connection. Potential improvements to the system would be relatively minor in nature and may include increasing the size of the storm drainpipes, increasing the

capacity of the retention pond, or upgrading the County pumpstation that is adjacent to the site (north east property boundary). That mitigation is discussed in more detail in the Utilities and Service System section of this report. As designed, and with that mitigation measure incorporated, the project will have a less than significant impact resulting from stormwater drainage. **Less Than Significant with Mitigation**. (See Utilities and Services systems)

The property is located within Zone AO 100-year floodplain of the Pajaro River. FEMA defines Zone AO as areas subject to inundation by one percent annual-chance shallow flooding. In addition, the Pajaro River, located immediately north of the site behind a levee, is mapped as FEMA Flood Zone AE. The proposed development is located entirely within Zone AO, with a base flood depth of 1 foot. Chapter 16.16 of the Monterey County code contains regulations for floodplains in Monterey County. Those regulations contain requirements that ensure development remains safe from flooding and will not adversely impact flooding elevations downstream. This project has been reviewed by the floodplain administrator's designee. The project proposes to construct the lowest finished floor elevations 1 foot above the base flood elevation. Proper anchoring and floodproofing or flood openings is required as part of the project structural design. The project is not located within a floodway so little to no impact will occur to flood elevations or velocity from placement of proposed structures at this site. As designed and with the application of mandatory floodplain standards, the project will have a **Less Than Significant Impact** on flooding.

10(d): *The project may have a significant effect on the environment if it would, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.*

The proposed project is not located within an area subject to tsunami, or seiche zones, therefore, there is no impact related to the risk release of pollutants due to project inundation due to these areas. The proposed project's drainage system would be constructed to meet current regulations and flood control requirements and implementation of BMPs. As a result, the potential for risk of release of pollutants due to flood hazard is low. This represents a less than significant impact.

10(e): *The project may have a significant effect on the environment if it would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

As described in impact discussion a) above, the proposed project would not result in significant water quality or groundwater quality impacts that would conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The site is not identified in the Basin Management Plan as a property that is needed for improvements or basin management efforts. One of the efforts that might be affected is the site-specific water recharge potential because new structures and impervious surfaces are proposed on the property; however, the stormwater plans, and applicable regulations require that the stormwater be retained on-site and that the system be designed to accommodate the 95th percentile of specified storm events. This means that the project contains drainage facilities that ensure that water continues to be retained on-site allowing for it to recharge at groundwater at the same rates as predevelopment. The other potential impact to the Basin Management Plan would be additional demand on the over drafted groundwater basin. As explained in section (b) above, this project will be mitigated

to ensure that actual water use does not exceed current water use and therefore would not have an additional demand for groundwater above baseline. **Less Than Significant Impact With Mitigation**

11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation

The project site within APN 117-361-016-000 is designated as *High Density Residential* in the 2010 Monterey County General Plan and the corresponding North County Area Plan. The site is located in the northwest portion of North County and characterized by residential and agricultural land uses. The project site currently encompasses zoning designations of Resource Conservation, High Density Residential, and Farmland (Zoning: RC/40|HDR/20|F/40) within the Pajaro Community directly south of the Pajaro River.

Surrounding land uses of the site include High Density Residential with 5-20 units per acre to the south and southwest, Farmland with a 40-acre minimum to the east, Rivers and Water Bodies with Resource Conservation 10-160 acre minimum to the north and northwest. The southeast corner of the project site is adjacent to an established Heavy Commercial zoning district. The site is actively being used for row-crop production under the established Farmland zoning and has historically been utilized for agricultural cultivation. Pursuant to MCC Section 21.30.010, the Farmland zoning district allows for agricultural cultivation activities, as well as necessary support facilities for agricultural uses which includes farmworker housing. However, due to the Resource Conservation zoning overlay of the subject parcel, a variance is required as part of this project to allow for farmworker housing.

Since the parcel is zoned Farmland, Policy AG–1.6 in the Agricultural element of the General Plan allows areas designated for agricultural land use to consider farmworker housing. Pursuant to MCC Section 21.30.050, the proposed project would be allowed subject to approval of a use permit. The proposed development is required to comply to a General Development Plan pursuant to MCC Section 21.28.030 and a Trip Reduction Checklist for reduction in vehicle miles traveled with inclusion of alternative forms of transportation. These plans are included in the County application for this project.

Land Use and Planning 11(a) and (b) – Less Than Significant Impact

The physical division of an established community typically refers to the construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, that would impair mobility within an existing community or between a community and outlying area. The project site is currently being utilized for agricultural cultivation and the proposed project would result in the construction of an agricultural residential facility, providing 480 beds. Therefore, the proposed project would not physically divide an established community.

The proposed project consists of constructing four (4) two-story apartment style buildings on a 3.41-acre property, consisting of sixty (60) farmworker housing units with one (1) manager unit on a parcel historically used as farmland. The North County Area Plan states under Policy NC-1.5, *"that development on properties with residential land use designations is limited to the first single-family dwelling on a legal lot of record, unless the parcel is within an established community plan."* The parcel is located within the Pajaro Community area with an established land designation of High Density Residential (Figure LU8: North County Land Use Plan). General Plan Policy AG-1.7, *"promotes the clustering of residential uses accessory to the agricultural use of the land in locations that will have minimal impact on the most productive land."*

The General Plan Land Use element (Goal LU-1) serves to promote appropriate and orderly growth and development while protecting desirable existing land uses. General Plan Policy LU-1.4 restricts development to areas with adequate services to serve such development, while Policy LU-1.5 guides new development to be compatible with adjacent land uses. As proposed, the project would be consistent with the goals and policies of the General Plan and the land use designation set forth in the supplemental North County Area Plan.

Conclusion:

A High Density Residential (HDR) land use designation would allow for a maximum of 20 units per acre. The purpose of HDR zoning is to accommodate high density in places of the County where adequate services and facilities exist or may be developed to support such development. County staff has found the proposed project to be consistent with the applicable General Plan and Area Plan since the site is adjacent to an existing HDR neighborhood served by adequate infrastructure.

As designed and conditioned, the project is consistent with Title 21 of the Monterey County Code, as well as the applicable General Plan and Area Plan policies as discussed in Section III.

Sources:

- Figure LU8: North County Land Use Plan
- Figure CA5: Pajaro Community Areas
- Chapter 9.G - North County Area Plan
- GIS parcel report
- Chapter 1.0 - Land Use Element

- Project Applications & Plans

12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 4, 5, 6, 32, 33)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 4, 5, 6, 32, 33)	☐	☐	☐	☒

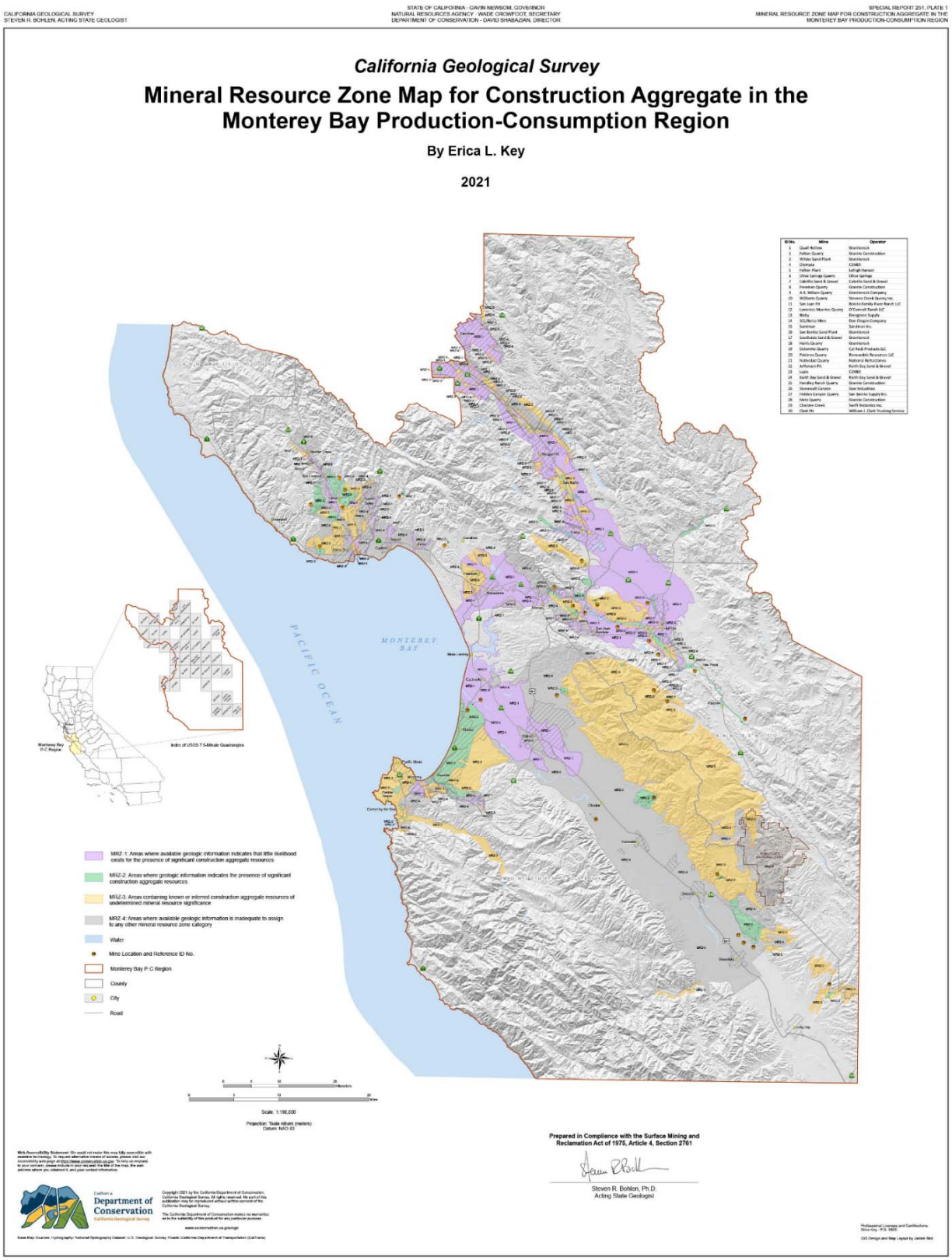
Discussion/Conclusion/Mitigation

Mineral resources are determined in accordance with he Surface Mining and Reclamation act of 1975 (SMARA), and the California Geological Survey (CGS), which maps regional significance of mineral resources.

12(a, b): No Impact:

The proposed project does not contain mineral resources subject to SMARA, therefore, the proposed project would not result in any impact from the loss of availability of a known resource. Further, likelihood for unknown mineral resources is little, see Figure 4 below from the California Geological Survey.

Figure 4


CALIFORNIA GEOLOGICAL SURVEY
STEVEN R. BOHLEN, ACTING STATE GEOLOGIST
STATE OF CALIFORNIA - GAVIN NEWSOM, GOVERNOR
NATURAL RESOURCES AGENCY - WADE CROWFOOT, SECRETARY
DEPARTMENT OF CONSERVATION - DAVID SHABAZIAN, DIRECTOR
SPECIAL REPORT 251, PLATE 1
MINERAL RESOURCE ZONE MAP FOR CONSTRUCTION AGGREGATE IN THE MONTEREY BAY PRODUCTION-CONSUMPTION REGION
California Geological Survey
Mineral Resource Zone Map for Construction Aggregate in the Monterey Bay Production-Consumption Region
By Erica L. Key
2021
PACIFIC OCEAN
MONTEREY BAY
Index of USGS 7.5-Minute Quadrangles
MRZ-1: Areas where available geologic information indicates that little likelihood exists for the presence of significant construction aggregate resources
MRZ-2: Areas where geologic information indicates the presence of significant construction aggregate resources
MRZ-3: Areas containing known or inferred construction aggregate resources of undetermined mineral resource significance
MRZ-4: Areas where available geologic information is inadequate to assign to any other mineral resource zone category
Water
Mine Location and Reference ID No.
Monterey Bay P-C Region
County
City
Road
Scale: 1:190,000
Projection: Teale Albers (meters)
Datum: NAD 83
Prepared in Compliance with the Surface Mining and Reclamation Act of 1975, Article 4, Section 2761
Steven R. Bohlen, Ph.D.
Acting State Geologist
Department of Conservation
California Geological Survey

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 4, 5, 6, 20)	☐	☒	☐	☐
b) Generation of excessive ground borne vibration or groundborne noise levels? (Source: 1, 2, 3, 4, 5, 6, 20)	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 6, 20)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
An updated noise assessment report was conducted by 45dB Acoustics on December 21, 2021. 45db Acoustics acquired sound level measurements over a 24-hour period at two locations. These indicate that the proposed two-story residential buildings will be exposed to Community Noise Equivalent Levels of as high as CNEL 52 dBA at the boundary of the proposed development. With a maximum exterior noise level of CNEL 52 dBA typical / ordinary design details for wall and window assemblies and best construction practices will provide sufficient mitigation for all buildings.

13(a): Less than Significant
The proposed project would increase ambient noise levels in the vicinity of the proposed project. With mitigation implemented as described below, the project would not result in a significant temporary or permanent increase in ambient noise levels in the project vicinity in excess of the 2010 Monterey County General Plan and other applicable standards.

The State of California and Monterey County have established plans and policies that are designed to limit noise exposure at noise sensitive land uses. Plans and policies applicable to the proposed project include:

1. The State California Environmental Quality Act (CEQA) Guidelines, Appendix B;
2. Title 24, Part 2 of the State Building Code;
3. Monterey County General Plan Safety Element; and
4. Caltrans Construction Vibration Criteria.

The 2019 California Building Code (CBC) requires, in addition to other requirements, that interior noise levels attributable to exterior environmental noise sources to be limited to a level not

exceeding 45 dBA DNL/CNEL10 in any habitable room. Community Noise Equivalent Level (CNEL) is the average A-weighted noise level over a 24-hour period with a 5-dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10-dB penalty applied to noise levels between 10 p.m. and 7 a.m. CNEL. The Day-Night Average Sound Level (DNL) represents a 24-hour average noise level with a 10-dB penalty applied to noise occurring during 10 p.m. to 7 a.m. to account for the increased sensitivity of people during sleeping hours. The Monterey County General Plan Safety Element combines the state mandated safety and noise elements. The Safety Element identifies sources of noise and provides policies addressing existing and foreseeable noise problems. All proposed discretionary residential projects that are within roadway or railroad noise contours of 60 CNEL or greater must include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that roadway noise exceeds the 60 CNEL within a project site, a project-specific noise analysis shall be required. If impacts are identified, the project applicant is required to conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required.

The noise assessment for the project performed 24-hour sound level measurements at two locations. Predictive modeling based on the sound level measurements indicated that the proposed residential buildings would not be exposed to a CNEL above 55 dBA.

Construction

Short-term construction activities for a project of this scope can generate moderate noise levels, especially during the construction of project infrastructure when limited heavy equipment is used. The highest maximum instantaneous noise levels generated by project construction would typically range from about 90 to 95 dBA Lmax at a distance of 50 feet from the noise source. However, typical hourly average construction generated noise levels range from about 75 dBA to 89 dBA Leq, measured at a distance of 50 feet from the center of the site during busy construction periods, e.g., earth moving equipment, impact tools, and similar equipment. Construction-generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor. Shielding by buildings, noise walls, or terrain would result in lower construction noise levels at distant receptors.

Construction noise impacts primarily occur when construction activities are conducted during noise-sensitive times of the day (early morning, evening, or night time hours). The nearest homes are approximately 250 feet away from the nearest project buildings; noise levels are expected to be in the 60-75dBa range at those receptors.

The following mitigation measures have been introduced to reduce construction noise generation.

Mitigation Measure Noise-1 Construction Noise Reduction

Noise-generating construction operations must occur between the least noise-sensitive periods of the daytime hours Monday through Saturday (9:00 am to thirty minutes prior to sunset or 5:00 pm, whichever comes first); no construction operations on Sundays or holidays. Additionally, construction equipment must be properly maintained and all internal combustion engine-driven equipment must contain intake and exhaust mufflers that are in good condition and appropriate for the equipment. Stationary noise generating equipment and equipment staging areas must be located as far as possible from adjacent residential receivers. The applicant shall designate a “disturbance

coordinator" responsible for responding to complaints about construction noise. The disturbance coordinator shall be responsible for determining cause of noise complaint and will require reasonable measures be implemented to correct the problem. If deemed necessary by HCD staff, the disturbance coordinator shall provide evidence of measures taken to resolve the complaint. The applicant shall provide HCD staff with the name and the contact information of the designated disturbance coordinator, and display such information prominently at the construction site.

In order to meet these requirements, the applicant shall create a Construction Management Plan that includes the following:

- A note that includes the approved noise generating construction hours.
- Locations for stationary noise generating construction equipment and staging areas
- A note that all construction equipment shall be properly maintained and equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment

Operational

At a maximum occupancy of 481 residents, transportation totals to 29 trips departing in the early morning and 35 trips returning in the afternoon. Departures and arrivals would occur in phases, minimizing onsite noise impacts. Exterior operational sound levels are not expected to exceed CNEL = 55 dBA. The minor increase in traffic from proposed bus and shuttle services will not result in a significant increase in traffic-related noise in the area.

The noise assessment considered potential noise effects on the noise-sensitive residential uses consistent with County policy. Predictive modeling based on the sound level measurements indicate that the proposed two-story residential buildings would be exposed to a CNEL as high as 52 dBA at the boundary of the proposed development. With a maximum exterior noise level of 52 dBA at the ground floor typical/ordinary design details for wall and window assemblies and best construction practices will provide sufficient noise insulation for all buildings. Based on the above discussion, the proposed project would not result a substantial temporary or permanent increase in ambient noise levels in the vicinity of the proposed project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

13(b) Less than Significant

In the opinion of the technical acoustic consultants at 45dB Acoustics, significant ground-borne vibration is not expected to be a significant impact. Minimal ground drilling will be required and the impact of moving trucks on ground vibration will be minimal. *Impacts would be less than significant.*

13(c): No Impact

The project is not located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has been adopted, within two miles of a public airport or public use airport, or within two miles of a public airport or public use airport. *No Impacts.*

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 4, 5, 6, 21, 34)	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5, 6, 21, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The project consists of conversion of an approximately 3.41-acre parcel currently in row-crop production to agricultural employee housing. The project would include construction of 60 new agricultural employee housing units. Each unit would have 2-bedrooms, and each bedroom would have 4 beds, resulting in space for approximately 480 workers. There would also be 1 onsite manager unit, for a total of 481 residents.

The project is within the community of Pajaro, a community in unincorporated Monterey County directly adjacent to and bordering Santa Cruz County and the City of Watsonville. The two form a contiguous urban area. The 2010 U.S. Census Information estimates the population of Pajaro to be approximately 3,070, the population of the adjacent city of Watsonville to be 51,199, and the population of the County at 415,057 people. The agricultural workers would be residents seasonally, approximately eight months out of the year (between April and November). However, if converted to permanent multi-family housing, this would represent an approximately 15.667% increase in population in Pajaro, an approximately 0.886% increase to the population of the combined Watsonville Pajaro area, and an approximately 0.116% present increase in the population of Monterey County.

The subject property (with the exception of a small portion that has a land use designation of Rivers and Bodies of Water) is in the Pajaro Community Area, as designated by 2010 General Plan Land Use Policy LU-2.21. The vast majority of the property has a General Plan Land Use designation of Farmlands with a minimum building site of 40 – 160 acres, with a small section of the property having a land use designation of Rivers and Water Bodies adjacent to the Pajaro River. The property has zoning designations of High Density Residential with a density of 20 units an acre [HDR/20], Farmlands with a minimum building site of 40 acres [F/40], and Resource Conservation with a maximum density of 40 acres a unit.

Population and Housing 4(a). Conclusion: Less than Significant.
The population increases discussed above are incremental and insignificant at the County level and minor in the Watsonville Pajaro area, but considerable in the Pajaro community area. However, 2010 General Plan Land Use Policy LU-2.20 specifically designates community areas as planned population centers, where new development shall be supported as the County's

planning priority. All of the proposed units are on the Farmlands zoned portion of the property, which pursuant to Zoning Ordinance Section 21.30.050(AA.), allows Agricultural employee housing of thirty-seven or more beds in group quarters or thirteen (13) or more units as allowable subject to a use permit, with no absolute maximum on density. The controlling factors for density are therefore the availability of necessary facilities to service the development. As discussed in Sections VI.15 Public Services, VI.16 Recreation, VI.17 Transportation, and VI.19 Utilities & Service Systems, necessary public facilities and infrastructure are available which can serve the project.

Additionally, the project does not include construction of any businesses or establishment of other land uses which would directly induce population growth, nor would it include provisioning of additional infrastructure beyond what's needed to service the development that could indirectly induce population growth. As General Plan policy specifically directs development toward the community areas, the proposed residential development is allowable under the zoning without restriction on density, and the area has facilities necessary to serve the project, the population growth is contemplated rather than unplanned, and impacts for population growth are less than significant.

Population and Housing 4(b). Conclusion: No impact.
As previously discussed the site is currently used for row-crop production, and has no existing residential component. Therefore, no people would be displaced and no housing units would be demolished as part of this project, and the project would not result in the need to construct replacement housing elsewhere. No impact.

15. PUBLIC SERVICES

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1, 2, 3, 4, 5, 6, 25)	☐	☐	☒	☐
b)	Police protection? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
c)	Schools? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
d)	Parks? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
e)	Other public facilities? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

15- Public Services

Discussion

Fire Protection

The North County Fire Protection District currently serves the proposed project site. The North County Fire Protection District's closest station is Station #3 which is located approximately 2.8 miles from the proposed project site, at 301 Elkhorn Road.

Police Protection

Police protection services are provided to the proposed project site by the Monterey County Sherriff Department. The closest police station is located approximately XX miles from the proposed project site.

Schools

The proposed project is located within Pajaro Valley Unified School District. The closest school to the proposed project is Pajaro Middle School which is located approximately 0.5 miles south of the proposed project site.

Parks

There are 11 parks within a mile from the project site, including Berlanga Park (0.28 miles away), Pajaro Park (0.41 miles away), Rodriguez Park (0.37 miles away), and Pajaro River Park (0.22 miles away). In addition, the proposed project would include a recreation room, open space areas, and an informal recreation area within the proposed project boundaries.

Evidence

(15.A and B)

The proposed site is served by the Monterey County Sheriff's Department, The North County Fire Protection District Station #3 is the closest station to the project site, located approximately 2.8 miles from the proposed site, at 301 Elkhorn Road, on the corner of Elkhorn Road and Hall Road. Station #3 currently provides coverage to the communities of Las Lomas, Royal Oaks, Pajaro, and portions of Prunedale and Moss Landing. This project is included in that service area.

The project would house a total of up to 480 agricultural dependents without dependents. Each of the 60 units can house up to eight individuals. In addition, one residential manager unit is proposed on site. The agricultural employee housing units would be occupied during the Salinas Valley harvest season which is from April through November. The units would not be occupied year-round and the units have a fixed maximum amount of people that can be housed at once and would also not house children/ dependents. While the project would result in an increase in demand in fire and protection services, due to the increase of people proposed to be housed at the site, the change is considered to be minor and not at a significant level overall. Also, there is adequate access and entry at the project site with one point of entry and ingress and egress. There is a 20 foot minimum foot wide fire access lane that wraps around the perimeter of the buildings on the site. There is also a keypad and knox key switch at the electrically controlled entry gate to allow the Fire Department and Police Department emergency entry. As proposed, each building

would include a fire sprinkler system as well as onsite fire hydrants as required by code. The proposed project is also required to be circulated by HCD Planning and reviewed by the Monterey County Fire District during the Planning review process. The final proposed project will incorporate fire safety measures required by the North County Fire Protection District after their review of the project. The project review process would also give the Fire District the opportunity to include conditions of approval for this project. **The proposed project will not significantly impact fire or police protection services nor require the construction of new or remodeled facilities. The impact is considered less than significant.**

15 (C., D., E.)
As proposed, the project will not create the need for new or expanded schools or other public facilities. The proposed use of the project is to house employees at that location seasonally (April through November) and would not include the housing of any dependents. There would be no increase to the number of school-aged children at this project site as the proposed housing would not house children. Therefore, the proposed project will not create additional demands on school services. **Also, given that adequate public services are already available to serve local residents in the area, potential impacts to public services would be insignificant.**
The project also proposes open space and recreational facilities at the project site in the form of a total of approximately 19,086 square feet of dedicated open space and recreational areas. These areas would provide onsite recreational opportunities that are immediately available for the employees housed at the site. Proposed recreational facilities include one (1) recreation room that is approximately 976 square feet in area. A total of approximately 18,111 square feet of outdoor open space area is proposed. The Site Plans as shown on sheet L-1.0 provide an early stage recreation summary for the proposed open space. It includes recreational turf, 1 striped play court for basketball and volleyball, outdoor seating and shaded picnic areas, an approximately ¼ mile long fitness path, and also open space gardens.

Outdoor recreation includes open space, informal recreation fields, and walkways around the complex. Bus service to and from Pajaro and Watsonville would be provided on weekends and weekday evenings, as needed, to allow the occupants the opportunity for shopping, recreation and religious services. **Therefore, the proposed project would not substantially impact schools, parks or other public services to the effect that there would be adverse physical effect on the environment; this impact is considered less than significant.**

16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4, 5, 6)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The proposed project will offer roughly 18,000 SF of indoor and outdoor recreational facilities to encourage interaction with between residents. In addition, the recreational facilities proposed as part of this project will solely be dedicated to the residents of the subject property, thereby reducing the usage and limiting the physical deterioration or acceleration of deterioration of the community facilities and parks.

16 (a, b): Less Than Significant Impact. Recreational facilities are proposed within the project site, inclusive of a recreation room, open space, recreational fields, and a paved walkway which will allow residents to partake in sports, physical activity, and leisure without drawing from the previously existing recreational facilities and parks located throughout the immediate region.

In addition, to proposed on site facilities the project will offer bus service to various neighboring community's recreational facilities, which include Berlanga Park, Pajaro Park, Rodriguez Park, and Pajaro River Park (Discussion 15 (d)). While this will encourage residents to visit the existing facilities that are located within a mile of the proposed project when the number of residents and their working hours are taken into consideration it is unlikely that the proposed project will result in a substantial increase in the use of Monterey County and or City of Salinas parks and recreational facilities. Based on the discussion above, the proposed project would have a less than significant impact on neighborhood and regional recreational facilities and therefore would not require the construction or expansion of additional recreational facilities.

17. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 3, 4, 5, 6, 22)	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1, 2, 3, 4, 5, 6, 22)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 5, 6, 22)	☐	☐	☒	☐
d) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 5, 6, 22)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The following discussion is based on a Transportation Impact Analysis (TIA) prepared for the project by Keith Higgins Traffic Engineer, October 12, 2021 (Source IX.35 and contained in **Appendix C**). The traffic study analyzes the impacts associated with the development of the proposed project. As discussed in Section II.A – Description of Project and Environmental Setting, of this Initial Study, access to the site will be provided via a gated driveway off Susan Street. From San Juan Road to the subject property, Susan Street runs the length of just over 678 feet and currently serves as access to small lot single family residential properties on both sides of the street.

The primary purpose of the project is to provide temporary housing for agricultural workers who typically do not have personal vehicles. As such, the operational component of the project includes providing transportation to work and services via buses and vanpools. During work days, outbound bus/vanpool trips would occur between 2:00 A.M. – 5:00 A.M. and inbound bus/vanpool trips would occur between 12:00 P.M – 4:00 P.M. The buses would be stored offsite and driven to and from the site each day, while the vans would be stored onsite. During weekday evenings and weekends, bus service into Pajaro and Watsonville would be provided to the employees, as necessary, to transport employees to shopping, recreation and religious services. The majority of bus trips would be in the early morning and early afternoon, before peak hour traffic times. Therefore, the proposed project would not generate a significant amount of traffic.

However, it is possible that these housing units could be converted to traditional apartments in the future, with no restrictions on vehicle ownership. Traditional apartments would generate more traffic than the proposed project. For this reason, the proposed project has been analyzed

using “worst-case scenario” of a traditional 150-unit apartment complex with no restrictions on vehicle ownership.

The study network analyzed in the Higgins report are illustrated in **Figure 5** and listed below:

- Intersection 1 – Porter Street and San Juan Road
- Intersection 2 – Porter Street – Salinas Road and Stender Avenue – Salinas Road
- Intersection 3 – San Juan Road and Salinas Road
- Intersection 4 – San Juan Road and Gonda Street
- Intersection 5 – San Juan Road and Susan Street

Figure 5

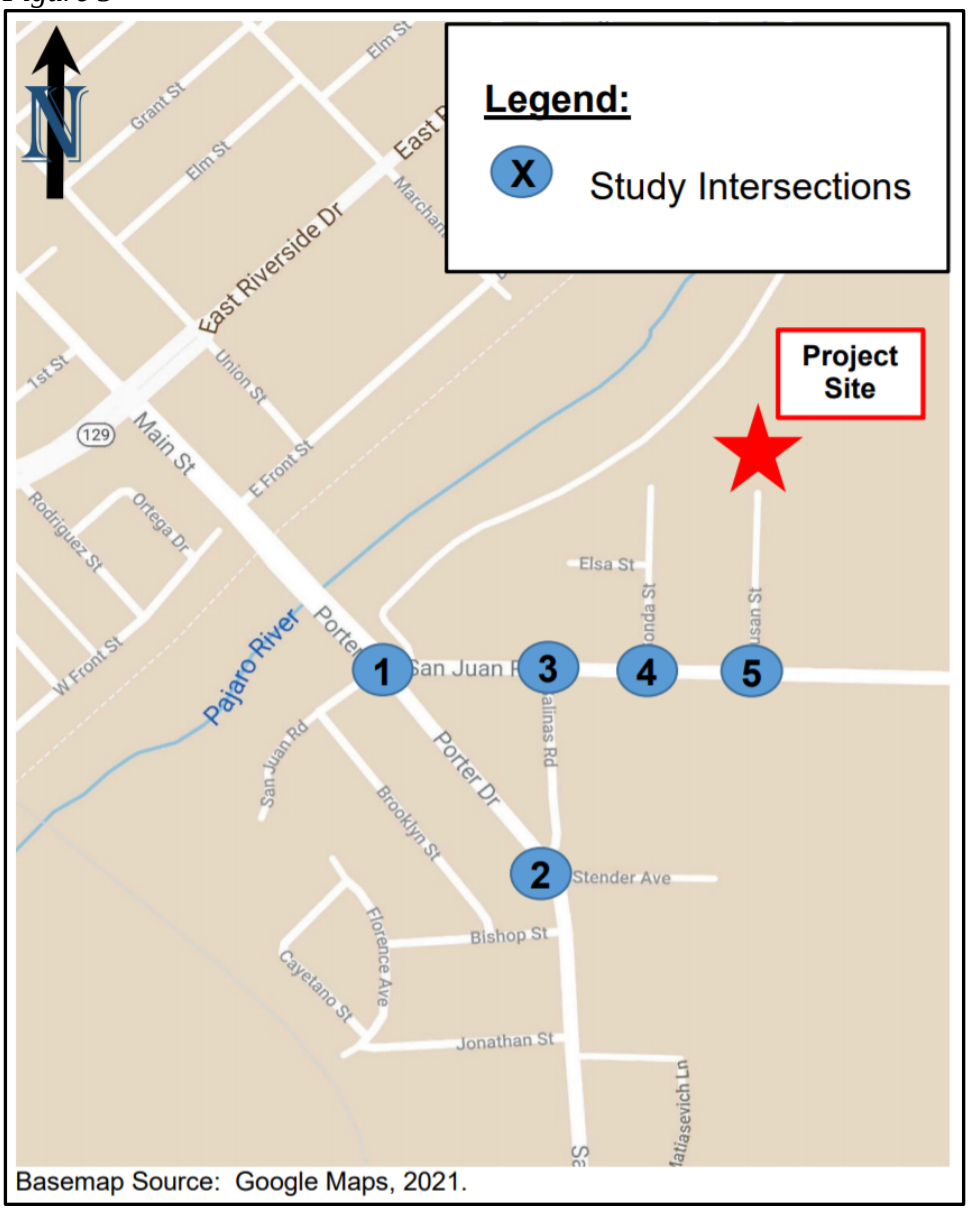


Figure 5. Traffic Study Intersections – Excerpt from Source 35

Existing Traffic Network

Key roadways in the study area include San Juan Road, Salinas Road, Porter Drive and Susan Street.

- San Juan Road is a 2-lane roadway that connects Pajaro with Highway 101, southeast of Aromas. The roadway speed limit in the vicinity of Susan Street is 35mph.
- Salinas Road is a 2- to 4-lane roadway that connects Pajaro with State Route 1, north of Moss Landing and allows travel between Watsonville and Prunedale by connecting Porter Drive and Elkhorn Road. South of Porter Drive, the roadway speed limit is 25mph.
- Porter Road is a 2- to 4-lane roadway that provides through-access in Pajaro and a connection to Watsonville with a speed limit of 25mph.
- Susan Street a 2-lane local street that provides access to approximately 25 single family dwellings north of San Juan Road. The roadway width is 32-feet from curb to curb and parking is allowed on both sides of the street.

Existing Pedestrian Network

Pedestrian access along the key roadways are as follows:

- San Juan Road contains sidewalks on both sides of the roadway between Susan Street and a community park west of Porter Drive.
- Salinas Road contains a continuous sidewalks through Pajaro providing pedestrian travel to Pajaro Middle School in southern Pajaro and Watsonville.
- Porter Road also contains a continuous sidewalks through Pajaro providing pedestrian travel to Pajaro Middle School in southern Pajaro and Watsonville.
- Susan Street contains an almost-continuous sidewalk along its western frontage. There is a 50-foot missing segment and a 120-foot missing segment south of the subject property.

Existing Bicycle Network

The Transportation Agency for Monterey County Bicycle and Pedestrian Master Plan prepared by Alta Planning + Design in December 2011 identifies that there is only 1 bike lane in the study network area. Porter Drive contains a Class II bike lane with a striped lane for one-way bike travel on both sides of the street.

Existing Transit Service

Monterey-Salinas Transit (MST) provides 2 service lines in the study service area:

- Line 28 provides weekday and weekend service between Watsonville and Salinas via Castroville every 2 hours between 6:30 A.M. – 10:00 P.M.
- Line 29 provides weekday and weekend service between Watsonville and Salinas via Prunedale every 2 hours and 90 minutes between 6:00 A.M. – 8:00 P.M.

Bus stops in proximity to the subject property for both lines are located on Porter Drive, south of San Juan Road approximately 0.4 mile (about a 10- to 15-minute walk) from the project site. Additional bus stops are located on Salinas Road further south of the subject property.

Traffic Operation Evaluation Methodologies and Level of Service Standards

In accordance with California Senate Bill 743, transportation impacts are determined by VMT, rather than level of service (LOS). The County has not adopted methodologies or thresholds of

significance for VMT at this time. Therefore, the determination of impacts can be made based on the estimates included herein (see additional discussion in 17[b]).

Criteria for Significant Project Impacts

According to CEQA Guidelines, a project may have a significant effect on the environment if it would cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system. Specific impact criteria have been applied to the study intersections and road segments to determine if the project specific increase in traffic is substantial in relation to the existing traffic load and capacity of the street system. The following significance criteria have been applied to the analysis results.

County of Monterey Significance Criteria

A significant impact at a study intersection is defined to occur under the following conditions:

Signalized Intersection (Intersection 1):

- A significant impact would occur if an intersection operating at LOS A, B, C, or D pre-project degrades to E or F with the addition of proposed project traffic.
- For intersections already operating at unacceptable level E or F pre-proposed project, any increase (one vehicle) in traffic is considered significant.

One- or Two-Way Stop-Controlled Intersection (Intersections 2-4). A significant impact at an unsignalized study intersection is defined to occur under the following conditions:

- A significant impact would occur if the side-street at an intersection operating at LOS A, B, C, D or E pre-proposed project degrades to LOS F with the addition of proposed project traffic; or
- If any traffic signal warrant is met with the addition of the proposed project traffic; or
- For side-streets already operating at LOS F pre-proposed project, any increase in traffic during the deficient peak hour would be considered significant, regardless of its effects on delay.

Funding for Transportation Improvements

Transportation improvements in the study area are funded through Transportation Agency for Monterey County (TAMC) fees, Monterey County Traffic Impact fees and additional funding provided by Measure X, the Transportation Sales Tax measure. These local funding sources are anticipated to leverage State and federal funding sources to fully fund the improvements. Toll roads are also being considered as a funding source.

TAMC Fee

TAMC and its member jurisdictions have adopted a county-wide, regional impact fee to cover the costs for studies and construction of transportation improvements throughout Monterey County. This impact fee is applied to all new development within Monterey County and is governed by the Regional Impact Fee Nexus Study Update (March 26, 2008), prepared by Kimley-Horn Associates, Inc and as updated in 2018 by Wood Rodgers.

TAMC, Monterey County and Caltrans have agreed that payment of the TAMC fee satisfies the proposed project's fair share contribution to cumulative impact mitigation throughout the

regional highway system. This includes highways that will operate deficiently but no capital improvement project is programmed to correct the deficiency. Projects partially funded by the TAMC fee in North Monterey County and the vicinity of Salinas include the following:

- TAMC Improvement 11 – County Road G12 San Miguel Canyon Improvements
- TAMC Improvement 12 – Salinas Road Improvements

Monterey County Traffic Impact Fee
Monterey County also has a traffic impact fee which is described the "Monterey Countywide Traffic Impact Fee Nexus Study," Kimley Horn, August 1, 2014. The only project in North Monterey County is Project Number 2 – Crazy Horse Canyon Road Improvements. This project includes adding passing lanes and Class II bike lanes from San Juan Grade Road to US 101.

Intersection Operations
In May 2020, the Monterey County Health Department instituted a shelter-in-place order for all of Monterey County, restricting operations and travel to/from offices, commercial businesses, and recreational activities. This order was in response to the COVID-19 pandemic occurring within the County during the year 2020. As a result, traffic activity throughout the county was significantly reduced from typical conditions, precluding the usual collection of peak period traffic volumes at the 4 study intersections.

Existing peak hour traffic volumes at the study intersections were determined using a combination of the following resources:

- AM and PM peak hour volumes from G12: Prunedale to Pajaro Corridor Study – Existing Conditions Report ("Existing Corridor Report"), Omni-Means, August 2018.
- Historical traffic growth in the study network was estimated using segment volumes in Monterey County Public Works Annual Average 2019, Monterey County Public Works Department, 2020[2].
- Traffic counts conducted at the San Juan Road and Susan Street intersection on August 28, 2021[3].

The Higgins report identified that the study intersections currently operate at, or better than, their respective level of service standards, as shown below:

- Intersection 1 – Porter Street/San Juan Road – LOS C (AM), LOS D (PM)
- Intersection 2 – Porter Street – Salinas Road/Stender Avenue – Salinas Road – LOS C AM, PM)
- Intersection 3 – San Juan Road/Salinas Road – LOS B (AM), LOS C (PM)
- Intersection 4 – San Juan Road/Gonda Street – LOS C (AM), LOS B (PM)
- Intersection 5 – San Juan Road/Susan Street – LOS C (AM), LOS A (PM)

[2] Appendix C of Appendix C contains three years (2017-2019) of annual average daily traffic (AADT) on Porter Drive and San Juan Road in Pajaro. Over that time, traffic grew an average of 2.33% per year. Hence, a growth rate of 2.33% for 2 years, or 4.66%, was applied to the Existing Corridor Report volumes to approximate Year 2021 volumes.
[3] These counts are used to confirm the accuracy of the San Juan Road volumes at the Gonda Street, Salinas Road and Porter Street intersections and are included in Appendix C of Appendix C.

Transportation 17(a), (b), (c) and (d). Conclusion: Less Than Significant Impact.
As discussed above, the agricultural employees would live on-site exclusively during the harvest season, which runs from April through November. The proposed project, analyzed as agricultural housing, is estimated to generate a negligible amount of daily trips, as the majority of residents would not have access to personal automobiles. Residents would be transported to and from a variety of agricultural fields throughout the Pajaro Valley by buses and vans. In addition, residents would be provided with shuttle service or would otherwise walk or use bicycles to travel to local businesses within Pajaro and Watsonville. The use of bus and van service with vehicle occupancy ranging from 9 to 30 riders, would significantly reduce VMT compared to workers driving themselves to the fields from existing regional housing. Further, the bus and van services provided is a viable transportation alternative consistent with the Public Transit Services Goals C-6 in the 2010 Monterey County General Plan.

It is possible that these housing units could someday be converted to traditional apartments with no restrictions on vehicle ownership which would generate more traffic than the proposed project. **Table T-1** shows the trip generation estimate for the potential future use of the proposed project as multi-family housing.

Table T-1. Trip Generation for Future Possible Multi-Family Housing

Proposed Use	# of Units	Daily Trips	AM PEAK HOUR				PM PEAK HOUR			
			Peak Hour Trips	% of ADT	Trips In	Trips Out	Peak Hour Trips	% of ADT	Trips In	Trips Out
Apartments	61	447	28	6%	6	22	34	8%	21	13
Manager Unit	1	7	1	14%	0	1	1	14%	1	0
Total:		454	29		6	23	35		22	13

Notes:
1. Trip generation rates published by Institute of Transportation Engineers (ITE). Trip Generation Manual 10th Edition, 2017.

The Higgins Report identified the project's trip generation rate as agricultural working housing (see **Table T-2** below) by using the estimated trip generation and driveway count for a similar H2A housing project, Casa Boronda and adjusting for seasonal use housing.

Table T-2. Trip Generation for H2A Agricultural Worker Housing

Proposed Use	Project Size	Daily Trips	AM PEAK HOUR				PM PEAK HOUR			
			Peak Hour Trips	% of ADT	Trips In	Trips Out	Peak Hour Trips	% of ADT	Trips In	Trips Out
Agricultural Housing	488 Beds	141	3	2%	2	1	35	25%	18	17
Manager Unit	1 Unit	7	1	14%	0	1	1	14%	1	0
Total:		148	4		2	2	36		19	17

Comparing the data contained in the tables above, H2A agricultural housing would represent approximately 1/4 to 1/3 of the daily total, depending on whether it is considered on a peak occupancy or annual average basis. The AM peak hour would be 10% to 14% of the apartment

trip generation. Since the employees living at the project site would have transportation available via buses and vanpools, the project would not generate a significant amount of traffic. The Higgins report concludes that all intersections would operate at LOS D or better during peak hours with implementation of the proposed project, which would not trigger a significant impact under the County's established standards for LOS. As such, off-site intersections would not experience a significant traffic impact and no intersection improvements are proposed or required as a result of the project. In accordance with County requirements, conditions of approval have been incorporated requiring the applicant to pay their fair share contributions for Regional Development Impacts (TAMC fee) and the Countywide Traffic fees.

Higgins further concludes that all off-site study intersections are projected to operate at acceptable LOS under the Cumulative Plus Project scenario if the proposed project is converted at some time in the future to apartments. No improvements are recommended, as the intersections studied are projected to retain the same LOS standard if the proposed project is approved.

Although mitigation measures would not be required to reduce project traffic impacts, conditions of approval have been incorporated to ensure the project meets County health and safety standards. As discussed above, the sidewalk along Susan Street contains missing segments. To improve pedestrian connections, the project has been conditioned requiring the owner/applicant to 1) construct accessible pedestrian offsite improvements along Susan Street (including but not limited to curb, gutter, sidewalk, and ADA ramps at the intersection of Susan Street and San Juan Road); and 2) construct a sidewalk on northside of San Juan Road for approximately 85 feet, 50 feet west of Susan Street.

CEQA Guidelines Section 15064.3(b)(1) identifies that VMT exceeding an applicable threshold of significance may indicate that a project has a significant transportation related effect. Currently, the County of Monterey does not have adopted VMT thresholds. In the absence of an adopted threshold of significance, CEQA Guidelines Section 15064.3(b)(3) identifies that a lead agency may qualitatively evaluate potential traffic-related effects by considering such factors as availability of transit, proximity to other destinations, and similar factors.

The proposed project, analyzed as traditional apartments, estimates to generate 454 daily trips, which would be greater than the default threshold of 110 daily trips set by the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). However, the project is located within a ½ mile of an existing, high-quality transit corridor, as MST Routes 28 and 29 operate along Pajaro Street and Main Street within 0.30 miles of the site. In addition, potential future use of the site as multi-family housing would include a designation of affordable housing in an infill location. In areas where the existing jobs-housing match is closer to optimal, low-income housing generates less VMT than market-rate housing. Therefore, a project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less-than-significant impact on VMT. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations.

The proposed project would not substantially increase hazards due to a design feature (for example, sharp cures or dangerous intersections) or incompatible uses. Overall, the site plan shows adequate access to the site via Susan Street and no additional roads or design features are required. Implementation of the project requires driveway improvements to the access point of Susan Street. As such, the project has been conditioned requiring the owner/applicant to obtain an encroachment permit for the construction of the driveway connection. An additional condition has been incorporated addressing vehicle and pedestrian safety by requiring the owner/applicant refresh the stop stencil and stop bar at the intersection of Susan Street and San Juan Road, and refresh the red zones on west and east side of San Juan Road at Susan Street.

The preliminary plans for the proposed project have been reviewed by Public Works and the North County Fire Protection District. During the construction permit review, the driveway and the site's internal circulation would be designed in accordance with all applicable standards allowing safe and efficient ingress and egress of emergency vehicles.

In summary, the project, proposed and conditioned, would not conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities; would not conflict with CEQA Guidelines Section 15064.3; would not increase traffic hazards or result in inadequate emergency access would. Therefore, the project would result in less than significant impacts relative to transportation/traffic.

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: 1, 2, 3, 4, 5, 6, 12)	☐	☐	☐	☒

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 2, 3, 4, 5, 6, 12)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

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

Pursuant to Public Resources Code Section 21080.3.1, the Monterey County HCD- Planning Division initiated consultation with local Native Americans on December 22, 2021. The County met with the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey Count. The project is located near the Pajaro River. Rivers provided food and water for tribes and therefore there is a heighten sensitivity of projects near water sources. Surface soils have been substantially impacted at the site due to past and current agricultural practices however, the project requires excavation of the top five feet of soil for foundation preparation. Because of the location and required excavation, there is the potential to impact buried resources at the site. Implementation of the mitigation measure described below require construction crew sensitivity training from a qualified archaeologist and tribal cultural representative prior to digging or excavation and it requires monitoring of the grading activities by a tribal representative. If artifacts or human remains are discovered during construction, the tribal representative will have the ability to ensure that resources are treated with appropriate dignity and respect. Implementation of the following mitigation measure would reduce impacts to Tribal Cultural Resources to a less than significant level. L

MM TCR-1: Contractor sensitivity training:

Prior to any digging or excavation at the site, the owner/applicant shall have all grading contractors attend a sensitivity training provided by a qualified archaeologist and a tribal representative.

Compliance Action:

No more than 10 days after the sensitivity training is conducted, the owner/applicant shall submit evidence to Housing & Community Development that demonstrates that contractors and employees performing grading activities at the site have attended a training on archaeological and tribal cultural resource sensitivity prior to digging or excavation. The evidence shall be acknowledged by the trainers, shall include the trainers names and names of trainees, and the date the training was conducted.

MM TCR-2; On-Site Tribal Monitor:

To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall stop work and contact the County and an professional archaeologist to evaluate the resources and develop a plan for the testing, treatment, and disposition of resources. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance Actions:
Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measures 1 and 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

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

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

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

Conclusion:
With implementation of the identified mitigation measure, the project would have a less than significant impact on Tribal Cultural Resources.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 5, 6, 23, 28)	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years? (Source: 1, 2, 3, 4, 5, 6, 23, 28, 29)	☐	☒	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 5, 6, 23, 24)	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 1, 2, 3, 4, 6, 25)	☐	☐	☒	☐
e) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 4, 6, 25)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Adequate utilities and services are provided to the project. Wastewater treatment and sewer service will be provided by the Pajaro and the City of Watsonville. Pajaro County Sanitation District (PCSD) sewer service is conditioned upon a professionally prepared sanitary sewer capacity study. A sewer capacity study was provided indicating that there was adequate sewer capacity for the project. Water will be provided by the Pajaro/Sunny Mesa Community Services District (PSMCD). The Pajaro Valley Water Basin is in overdraft, so mitigation has been implemented to monitor the water use and ensure a long-term sustainable water supply. Solid waste will be hauled by Waste Management, Inc. of Monterey County. Additionally, natural gas & electricity will be provided by Central Coast Community Energy (3CE) and PG&E.

19(a, b, & c): Less than Significant Impact with Mitigation Incorporated

Wastewater Treatment

An existing sanitary sewer is located directly south of the site. Staff find the sewers and lift stations in good condition. The City of Watsonville has stated PCSD has excess capacity for future development. A conditional can and will serve letter from Pajaro County Sanitation dated November 17, 2021 was received by staff, verifying sewer service. A condition was placed on this

project requiring the applicant submit a non-conditional can and will serve letter issued by the Pajaro County Sanitation District to HCD-Planning prior to final occupancy. *Impacts to Wastewater Service would be less than Significant.*

Water Service

The Pajaro/Sunny Mesa Community Services District (PMCSD) has issued a "can and will serve" letter indicating that there is adequate capacity and water supply for the proposed project. The proposed project connected to the existing water system via the existing water pipelines located on Susan Street, immediately south of the proposed project site. Adequate water supplies are currently available for the site.

The proposed project submitted a water demand study to analyze its proposed water demand against its current and baseline water demand for agricultural operations. Data from this table below is used to determine water supply for reasonable foreseeable future development during normal, dry, and multiple years.

Table USS-1, Projected Water Demands by Whitson Engineers

	Quantity	Unit	Factor	Units	Demand	Units	Convert	Units	Demand	Units
Existing Use										
Row Crops	3.41	acres	5.25	AFY/acre	17.9	AFY	1	AFY/AFY	17.9	AFY
Proposed Use, Assume 12-month Occupancy										
Residential	481	beds	45	gpd/bed	21,645	gpd	0.00112	gpd/AFY	24.2	AFY
Maintenance Period	0	month	0.02	AF/month	0.0	AFY	1	AFY/AFY	0.0	AFY
Landscape	0.81	acre	1.97	AFY/acre	1.6	AFY	1	AFY/AFY	1.6	AFY
								Total:	25.8	AFY
								Increased Use:	7.9	AFY
Proposed Use, Assume 8-month Occupancy										
Residential	481	beds	45	gpd/bed	21,645	gpd	0.00075	gpd/AFY	16.2	AFY
Maintenance Period	4	month	0.02	AF/month	0.1	AFY	1	AFY/AFY	0.1	AFY
Landscape	0.81	acre	1.97	AFY/acre	1.6	AFY	1	AFY/AFY	1.6	AFY
								Total:	17.8	AFY
								Increased Use:	-0.1	AFY

Existing row crop irrigaiton use from Property Owner. Ranges from 4.0 to 6.5 AFY/acre.
Landscape area from preliminary landscape design by BFS Landscape Architects, dated 10/14/2021.
Annual ETo is 42.88 inches at CIMIS Station 129, Pajaro.
Irrigated areas total 35,174 SF. Allowable irrigation is 55% of ETo per MWELO.

The current or baseline water use for the project is 17.9 AFY. The 45 gallons per day water demand amount was created on a conservative estimate analyzed by HCD-Planning and the Environmental Health Bureau. Typical indoor water demand for residential development ranges from approximately 50 to 55 gallons per day per bed. However, the applicants demonstrated evidence of water use in the ranges of 30 to 35 gallons per day per bed in peak usage (8-month harvest season) for a similar agricultural workforce housing project in Boronda (PLN190127). As a result, 45 gallons per day per bed was determined a conservative approach to analyzing potential water demand.

The project proposes occupancy for approximately 8 months out of the year, which would lead to an estimated reduction in water demand by approximately 0.1 AFY. An 8-month occupancy would result in water supply for reasonably foreseeable future development during normal, dry, and multiple years, as the project would reduce its water use demand from current operations. However, the project does not propose occupancy timeline restrictions for the resident workforce and expects most of the residents to be seasonal H2A visa workers. The residents would likely live on the property during the harvest season of the year which typically lasts 8 months. Thus, the applicants have provided both an 8-month and a 12-month analysis to better analyze future water supply in normal, dry and multiple years. The applicant's 12-month scenario does not adequately result in water supply for the reasonably foreseeable future development during normal, dry and multiple years, as this would result in an increase of 7.9 AFY, nearly 50% of the current demand, amidst a Pajaro Valley Water basin overdraft. Staff have prepared a mitigation measure to address this impact to bring it to a less than significant level, previously mentioned in the hydrology and water quality section. This mitigation is listed as Mitigation Measure Hydro-1 under section IV.11.

Implementation of the above referenced mitigation measure will result in less than significant impacts to water supply for reasonably foreseeable development during normal, dry, and multiple years. *Impacts to Water Service are Less than Significant with Mitigation.*

Stormwater Drainage

The project proposes connecting to the nearby stormwater drainage system at three separate points:

- One point located within the utilities easement on the south side of the property
- Two points located on a Monterey County owned Stormwater pond adjacent to the east property line of the proposed project site

A preliminary stormwater report was conducted by the applicants that demonstrated a stormwater drainage system utilizing pavement and sidewalk sloping leading into several onsite bioretention ponds that will provide treatment and retention prior to storm water being discharged to the public storm drain system. Strom drainpipes would connect to the previously mentioned points above where water would be pumped across the Pajaro levee via a County owned, operated, and maintained stormwater drainage lift system on the parcel adjacent east of the project site. Any overflow or runoff would lead into the Monterey County owned Stormwater pond adjacent to the east property line of the proposed project site.

Several mitigation measures are proposed to ensure that adequate stormwater drainage capacity is available to the site and that any excess water flow will not have a significant impact on the drainpipes, the water pump, and will not cause flooding.

Mitigation Measure USS-1: Final Stormwater Control Plan

Prior to issuance of building or grading permit, the owner/applicant shall receive approval for a final stormwater control plan that shall include but not be limited to analysis and discussion on how the project will mitigate against excess stormwater runoff and higher runoff rates to a standard that has less than significant impacts on the existing area and stormwater drainage system. The final stormwater control plan shall be submitted to HCD- Environmental Services for review and approval.

Mitigation Measure USS-2: Drainage Study
The Owner/Applicant may be able to connect to the storm drain system provided certain conditions are met by the development. A stormwater downstream conveyance and lift station capacity analysis is required. The downstream capacity study shall include, but not be limited to:

An evaluation of the impact of the proposed development on the storm drain system and identification of any system improvements necessary to accommodate the proposed project.

If the lift station or any impacted storm drain lines are determined to be undersized to serve proposed development, the study shall include recommendations for necessary upgrades.

Mitigation Required Actions:
The Owner/Applicant shall submit a downstream storm drain conveyance and lift station capacity analysis for review and approval of the HCD-Engineering Services. Any improvements required shall be the responsibility of the applicant and shall be completed prior to issuance of building or grading permit. The applicant is responsible to obtain all permits and environmental clearances.

The implementation of the above mitigations would bring the project into a less than significant impact. The final stormwater control plan would discuss and provide information on reduction in impacts to the overall system. The drainage study would provide information demonstrating that the downstream conveyance is suitable for the existing infrastructure or would provide recommendations for improvements to the infrastructure to be completed at the responsibility of the applicant. Additionally, this drainage study would analyze the lift station capacity to handle any potential excess flow and recommend improvements to be completed at the responsibility of the applicant.

Improvements to the existing drainage system could potentially range from increasing drainpipe size, increasing bio retention pond capacity, upgrading the lift station to increase pumping capacity, and grading the Monterey County owned stormwater pond to a level that would increase the temporary storage capacity of the stormwater pond and prevent significant impacts on the drainage infrastructure.

Grading the Monterey County stormwater pond would result in 3,000 CY of the existing County-owned pond, if required to offset the stormwater drainage that is directed to the County-owned pond and pump station. The excavated soil would be used as fill on the Applicant's site. The Applicant will be responsible for required soil testing and/or monitoring but shall not accept or be otherwise responsible for any hazardous materials or contaminated soils found within the County owned pond parcel. In the case that this mitigation is taken, any hazardous or contaminated soils shall not be used as fill on the Applicant's site, and alternative mitigation measures may be required to address drainage system impacts.

With the above-mentioned mitigations and recommendations, any impacts on existing drainage systems would be less than significant. *Impacts are Less than Significant with Mitigation.*

Electric and Natural Gas

The proposed project will be provided natural gas and electrical service with PG&E and the Central coast Community Energy (3CE). 3CE is a joint powers authority partnered with PG&E to provide billing, power transmission and distribution services, gird maintenance and natural gas services to Monterey County. For more information on energy breakdown, please see the "Energy" section IV.6 above. *Impacts to electricity and natural gas service would be Less than Significant.*

Telecommunications

The project does not propose nor require the construction or relocation of telecommunications equipment or utilities. *Impacts to telecommunications would be Less than Significant*

19(d&e): Less than Significant

The proposed project has available infrastructure to accommodate the waste impacts. The project received a "Will-serve" letter from Waste Management to provide weekly collection services of trash, recyclables and organic waste. Monterey County is served by two active solid waste landfills, Johnson Canyon Sanitary Landfill, located at 31400 Johnson Canyon Road in Gonzales, and Monterey Peninsula Landfill, located at 14201 Del Monte Boulevard in Marina. Both facilities may serve the project. Johnson Canyon Sanitary Landfill has an estimated six million cubic yards of remaining capacity (Source: IX.36) until the year 2055. Monterey Peninsula Landfill has an estimated 48 million cubic yard of remaining capacity and is expected to reach full capacity in 2107 (Source: IX.36).

Solid waste generated by the proposed project would include food and other waste from on-site residents and employees.

The applicants propose that any trash generated during construction be hauled to the Johnson Canyon Landfill in Gonzales.

The project would not generate solid waste in excess of the capacity of local landfills and would comply with applicable regulations pertaining to solid waste. As such, impacts would be less than significant. *Impacts to Solid Waste are Less than Significant.*

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 4, 5, 6, 26, 37)	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 2, 3, 4, 5, 6, 26, 37)	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 2, 3, 4, 5, 6, 26, 37)	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1, 2, 3, 4, 5, 6, 26, 37)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The project site and is surrounded by agricultural, open space, and residential land uses, is not located in a State Responsibility Area, and is not designated as a Very High Fire Hazard Severity Zone (VHFHZ) for wildland fires. The nearest VHFHZ is approximately 1.5 miles southeast. The proposed project would not incur a risk of fire beyond what is typical of a project of similar nature and similarly the associated upgrades do not exacerbate any of the risk associated with wildfires. The proposed project is served by the North County Fire Protections District (FPD) and will be required to meet all current fire codes, and no conditions have been imposed on the project by the North County (FPD).

20 (a): Less Than Significant Impact.

The proposed project would not create any barriers that would impair emergency or other vehicle movement since it is not part of a transportation network that is frequently used by emergency vehicles. While Susan Road is not a designated evacuation route, San Juan Road, which abuts Susan Road, is listed as an evacuation route in the County's General Plan. A majority of the residents of the proposed project will not own their own vehicles; therefore, the proposed project will not substantially impact the regional emergency evacuation plan, regardless of the close proximity to a designated evacuation route. For these reasons, the proposed project would not

substantially impair the execution of an established emergency evacuation plan, and impacts would be less-than-significant.

20 (b): No Impact.

The project would not exacerbate wildfire risks due to slope, prevailing winds, or other factors due to the relatively level area that the project lies on, the lack of surrounding susceptible areas, and the lack of fire hazard area. Therefore, there would be no impact.

20 (c): No Impact.

Due to the lack of naturally susceptible wildfire areas within close proximity to the proposed project, the requirement of installation or maintenance of infrastructure will not be required. Therefore, there is no impact.

20 (d): No Impact.

As described above in Discussion 20 (c), the project would not expose people or structures to significant risks as there are no areas in close proximity which are susceptible to wildfire. Therefore, there would be no impact.

Conclusion:

The Pajaro Valley is not historically known to experience wildfires, nor will this project exacerbate that risk; therefore, it is found that this project will not cause undue impact on or to the environment.

With adherence to existing regulations and fire codes the project would have a less than significant impact on wildfire

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1-XX)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("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)? (Sources: 1-XX)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1-XX)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
Pursuant to Section 21083 of the Public Resources Code and Section 15065 of the CEQA Guidelines, a project would be considered to have a significant effect on the environment, and an Environmental Impact Report shall be prepared, if impacts identified cannot be avoided or mitigated to a point where no significant effect on the environment would occur. Analysis provided in this Initial Study found that there is no substantial evidence, in light of the whole record, that the proposed project would have a significant effect on the environment.

VII(a) Less than Significant with Mitigation Incorporated
Based on the analysis provided in this Initial Study, the proposed project would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The project site does not contain any historic resources and thus, would not eliminate important examples of the major periods of California history. Finally, mitigation measures are identified to avoid potential disturbance to buried archaeological and tribal

resources during construction. Based on the analysis, the project would have no impacts to mineral resources. Mitigation measures were incorporated to reduce impacts to a less than significant level for special status wildlife species, see section IV.4 above. Implementation of these mitigations would reduce potential impacts to biological resources to a less than significant impact. The project has potential to impact tribal cultural resources, see section IV.18 above. Mitigation measures TCR-1 and TCR-2 have been incorporated which require contractor sensitivity training and an on-site tribal monitor to be present for excavation. Implementation of these mitigations would reduce potential impacts to tribal cultural resources to a less than significant impact.

VII(b) Less than Significant Impact

Staff conducted a permit search of Accela, Monterey County HCD's permit database, and identified that there are 11 discretionary permit records in the North County Area Plan from January 2010 to December 2021, including the proses project. Due to lack of activity over several years or completion of construction, only the project described below has been analyzed to determine the potential to result in a cumulatively considerable impact.

PLN200203 Nicola – This project consists of the demolition of an existing single-family dwelling and septic system, construction of 2 three-story buildings for 34 two-bedroom units and 1 one-bedroom unit to provide agricultural employee housing for up to 272 workers, and a Variance to exceed the allowed height for the district. The property is located at 124 Gonda Street and is the adjacent parcel west of the subject property.

Agriculture

The neighboring Nicola project is currently zoned High Density Residential and designated as a Residential – High Density in the Monterey County General Plan. The Nicola project will not have any impacts converting prime farmland, unique farmland, or farmland of statewide importance. The Nicola project is not within a Williamson act contract and the proposed use is allowed under Title 21. There would be no impacts to existing agriculture operations on the Nicola parcel. *Impacts to Agriculture would not be cumulatively considerable.*

Biology

The neighboring Nicola project is located adjacent to the proposed Robert Kall project, PLN210152. According to the biologist's report conducted by Jami Davis of Denise Duffy and Associates, the Robert Kall project site has moderate potential for Monterey spineflower to occur onsite and moderate potential for the California Red Legged Frog onsite. Given that the sites are neighboring, it is likely that the neighboring Nicola project also has moderate potential for Monterey Spineflower and the California Red Legged Frog to occur on site. If potential impacts are present, staff are expected to consider mitigation to reduce potential impacts to a less than significant level. The two projects include a cumulative 5 acres that may have Monterey Spine flower and California Red Legged Frog on site. However, with the mitigation measures proposed for the current project and expected mitigation measures if applicable for the Nicola project, impacts would be less than significant. *Impacts to Biological Resources would not be cumulatively considerable with mitigation.*

Tree removal

The proposed Robert Kall project, PLN210152, does not propose any tree removal. The neighboring Nicola project proposes removal of seven nonnative (7) trees. An arborist's report was created to analyze these impacts and propose mitigation if necessary. No recommendations or mitigations were proposed by the arborist. Therefore, tree removal impacts would not be cumulatively considerable. *Impacts to Tree Removal would not be cumulatively considerable.*

Geological

A geotechnical analysis was performed for the neighboring Nicola project that fund intense seismic shaking, collateral seismic hazards, and liquefaction and lateral spreading could have an impact on the project. The Nicola geotechnical report proposes soil compaction and a structural mat to ensure stability of the proposed structures. There is no information contained in the report that suggests that geological impacts would be affected by soil compaction on the neighboring site. Therefore, geological impacts would not be cumulatively considerable. *Geological Impacts would not be cumulatively considerable.*

Hydrology/Water Quality

The neighboring Nicola project proposes connecting to the Pajaro Community Service District (PCSD) Water System. The Pajaro Water Basin from which the PCSD draws from is in overdraft. The Robert Kall Project, PLN210152, proposes mitigation to reduce water use and demand impacts to a level that is less than significant on water supplies in future, dry, and multiple years. The current water use for the Nicola project is likely much lower than the Robert Kall project, as the Nicola project's current water use demand is based on residential use. It is expected that mitigation measure(s) will be required in order to reduce impacts on water supply to a less than significant level.

Stormwater drainage impacts for the Nicola project site have yet to be analyzed. However, it is expected that any potentially significant impacts would be mitigated to a level that is less than significant.

Impacts to water supplies and hydrology would not be cumulatively considerable with mitigation measures implemented.

Noise

While no acoustics analysis was provided for the Nicola Project, the Robert Kall project acoustical study provides some insight into potential for cumulative impacts. The proposed Nicola project would generate 15 trips during the A.M. peak hour and 19 trips during the P.M. peak hour. The acoustics study for the Robert Kall project found that the operational average exterior noise levels would increase from 45dB to 52 dB and at peak noise would not exceed 55dBa. Per the Monterey County Noise Exposure guidelines, noise up to 60dB is normally acceptable. A conservative estimate for the Nicola project would assume an equal increase in noise average operational noise levels to the Robert Kall Project, which would bring the estimated average noise to approximately 60dB. While this is on the higher range of what is normally acceptable, it will likely be a lower average increase due to the Nicola project proposing approximately half of the occupancy of the Kall project. It is expected that staff would require mitigation measures addressing a staggered transportation plan agreement between the Nicola and Robert Kall projects if deemed necessary by project analysis. It is not expected that construction will occur at the same time, as the Nicola project is still in application review. *If*

necessary, mitigation measures would be included that would reduce noise impacts to a less than cumulatively considerable level.

Population/Housing

The Nicola project proposes approximately 274 workers and residents. Cumulatively, the Kall and Nicola projects provide approximately 755 residents to the Pajaro Community area. The project is within the community of Pajaro, a community in unincorporated Monterey County directly adjacent to and bordering Santa Cruz County and the City of Watsonville. The two form a contiguous urban area. The 2010 U.S. Census Information estimates the population of Pajaro to be approximately 3,070, the population of the adjacent city of Watsonville to be 51,199, and the population of the County at 415,057 people. Many agricultural workers are estimated to be seasonal and operate only 8 months out of the year. However, if converted to permanent housing, this would represent an approximate 25% increase in population in Pajaro and an approximate 1.39% increase in population of the combined Watsonville Pajaro area, and an approximate 0.18% increase in population of Monterrey County.

The population increases discussed above are incremental and insignificant at the County level and minor in the Watsonville Pajaro area, but considerable in the Pajaro community area. However, 2010 General Plan Land Use Policy LU-2.20 specifically designates community areas as planned population centers, where new development shall be supported as the County's planning priority.

Considering the General Plan directing population growth into the Pajaro Community Area, the cumulative impact of these projects will be less than significant in inducing substantial unplanned population growth and will not displace substantial numbers of existing people. *Impacts to population and housing would be less than cumulatively considerable*.

Transportation/Traffic

As identified in Section VI.17 – Transportation and Traffic, of this Initial Study, the proposed project, as conditioned, would have the potential to result in a less than significant impact. The Traffic Impact Analysis prepared for the Nicola project (Source: IX.22, Higgins dated March 25, 2021) included a study of the same intersections, except for San Juan Road and Susan Street. Assuming trips generation rates assumed for traditional apartments, Higgins estimated that the Nicola project would generate a net of 246 daily trips with 15 trips during the A.M. peak hour and 19 trips during the P.M. peak hour.

Considering both projects as traditional apartments, the cumulative trip generation would total in 700 daily trips, with 44 trips during the A.M. peak hour and 54 trips during the P.M. peak hour.

To the knowledge of HCD staff at this point in time for the Nicola and Robert Kall projects, conflicts with any programs, plans, ordinances, or policies addressing traffic related topics are less than significant, projects would not increase hazards due to a geometric design feature or result in sharp curves or incompatible uses and impacts to emergency access would be less than significant. *Impacts to traffic/transportation would be less than cumulatively considerable.*

Tribal Cultural Resources

The proposed Nicola project conducted an archaeological survey performed by Ruben Mendoza, dated December 29, 2020. Amidst his survey, no evidence of archaeological resources were

found on the project site. The archaeologist recommended no additional mitigations except for stopping work if evidence of human burial is found. It is expected that this project will go to tribal consultation, where tribes may recommend additional monitoring based on proximity to nearby freshwater resources. There is no evidence of potential cumulative impacts on tribal cultural resources, and if deemed necessary, appropriate mitigation measures would be implemented to ensure less than significant impacts. *Impacts to tribal cultural resources would be less than cumulatively considerable with potential for implementation of mitigation measures.*

Utilities and Service Systems

The Nicola project requires further analysis and documentation to understand impacts to utilities and service systems. As stated in the above Water Quality cumulative impacts section, it is expected that mitigation measures will be implemented that will bring a long term sustainable water supply for the project in foreseeably reasonable development in multiple and dry years. Additionally, it is likely that the Pajaro Community Sanitation district will provide sewer service to the project. Cumulatively, the Nicola project in conjunction with the Robert Kall Project will likely have a less than significant impact on solid waste service. As mentioned previously, it is expected that any concerns surrounding drainage for the Nicola Project would be mitigated to a level that is less than significant. It is very likely that electricity and natural gas will be provided by PG&E and 3CE, as they will provide service to the Robert Kall project. *Impacts to utilities and service systems would be less than cumulatively considerable with appropriate mitigation measures implemented.*

VII(c): Less than Significant Impact

Based on the analysis provided in this document, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, with implementation of identified mitigation measures.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN210152 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application, Plans, and Materials in File No. PLN210152 dated November 2021
2. Staff Review of Site, Plans, and Application Materials
3. County of Monterey, *2010 Monterey County General Plan*, Adopted October 2010
4. County of Monterey, North County Area Plan, October 2010
5. County of Monterey, Title 21 of the Monterey County Code (Zoning Ordinance)
6. Monterey County GIS/Maps. Available online at https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/resources/monterey-county-gis-maps
7. Monterey County Important Farmland Map 2018. Available online at https://www.conservation.ca.gov/dlrp/fmmp/Pages/Monterey.aspx
8. Monterey Bay Air Resources District (MBARD), *CEQA Air Quality Guidelines*, Adopted 1995 and last revised in February 2008.
9. MBARD, *2012-2015 Air Quality Management Plan*, adopted March 15, 2017
10. AMBIENT Air Quality & Noise Consulting, *Air Quality & Greenhouse Gas Impact Assessment for the Susan Street Agricultural Housing Project*, November 2021.
11. Denise Duffy & Associates, Inc., *Biological Resources Memorandum for the Susan Street Agricultural Housing Project*, October 2021.
12. Basin Research Associates, *Archaeological Resources Assessment Report – Pajaro Apartment Project, Termination of Susan Street and Pajaro River, Community of Pajaro, Monterey County*, dated October 2021.
13. Geotechnical and Infiltration Investigation for the Four Proposed Two-Story Apartments, 0 Susan Street, APN 117-361-016, Pajaro, California, prepared by Soil Surveys Group, Inc., dated October 8, 2021.
14. CapRock Geology, Inc., Phase I Environmental Site Assessment, 0 Susan Street, Pajaro, California, dated September 2021.
15. California Department of Toxic Substances Control (DTSC), "EnviroStor", n.d., September 2021, <https://www.envirostor.dtsc.ca.gov/public/>.
16. Preliminary Stormwater Control Plan for Susan Street Agricultural Employee Housing, prepared by Whitson Engineers, dated October 14, 2021.
17. Temporary Water Pollution Control Plan, Susan Street Agricultural Employee Housing Project, prepared by Whitson Engineers, dated October 14, 2021.
18. Post-Construction Storm Water Control Plan, Susan Street Agricultural Employee Housing Project, prepared by Whitson Engineers, dated October 14, 2021.
19. Groundwater Exchange, Corralitos – Pajaro Valley, Accessed
20. 45db Acoustics, *Acoustical Analysis, Susan St. Agricultural Housing*, dated August 2021.
21. Association of Monterey Bay Area Governments (AMBAG), Final 2022 Regional Growth Forecast, Accessed September 2021. Available online at: https://www.ambag.org/sites/default/files/2020-12/Final%20Draft%202022%20Regional%20Growth%20Forecast_PDF_A.pdf

22. Susan Street Apartments Traffic Impact Analysis, by Keith Higgins, Traffic Engineer, dated November 23, 2021.
23. Pajaro/Sunny Mesa Community Services District (PSMCSD), Will Serve Letter, APN# 117-361-016-000, 0 Susan Street-Water Service, dated August 20, 2021.
24. Draft Memorandum, Susan Street Apartments Sewer Capacity Assessment, prepared by Andrew Sterbenz, PE, Schaaf & Wheeler Consulting Civil Engineers, dated October 14, 2021.
25. Waste Management, Will Serve Letter, Waste Collection for Pajaro Apartments at 0 Susan St., Pajaro, CA 95076, prepared by Kristin Skromme, Public Sector Manager, dated August 20, 2021.
26. North County Fire Protection District of Monterey County, Official Website, Accessed September, 2021, https://www.ncfpd.org .
27. Phase II Environmental Site Assessment, Soil Investigation, 0 Susan Street, Pajaro, California, by CapRock Geology, Inc., dated October 15, 2021.
28. Draft Memorandum, Susan Street Apartment Water Demand Estimates, by Schaaf & Wheeler, dated November 22, 2021.
29. Pajaro Valley Water Management Agency, Basin Management Plan Update, February 2014.
30. Pajaro Valley Water Management Agency, Annual Report – Water Year 2020, March 2021.
31. Phase II Environmental Site Assessment, Soil Investigation, 0 Susan Street, Pajaro, California, by CapRock Geology, Inc., dated September 7, 2021
32. SMARA Statutes and Regulations, California Department of Conservation https://www.conservation.ca.gov/dmr/lawsandregulations
33. California Geological Survey, https://www.conservation.ca.gov/cgs/minerals/mineral-land-classification-smara
34. 2010 Census Information, Watsonville https://www.census.gov/quickfacts/watsonvillecitycalifornia
35. Susan Street Apartments Traffic Impact Analysis, by Keith Higgins, Traffic Engineer, dated October 12th, 2021.
36. Archbold, Shawn. 2021. Monterey County Housing and Community Development. Personal communication via email regarding Monterey waste usage with the Environmental Health Bureau, August 31, 2021.
37. FHSZ Viewer, https://egis.fire.ca.gov/FHSZ/

X. APPENDICIES

A. Air Quality Study

B. Environmental Site Assessment

C. Traffic Report