

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



Planning – Building – Housing
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Salinas, California 93901-4527
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INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: 1 Spreckels Lane LLC (formerly Slama Kenneth Eugene & Bradley Tr)

File No.: PLN220036

Project Location: On Spreckels Lane, off of Spreckels Blvd
(No address has been assigned to parcel)

Name of Property Owner: 1 Spreckels Lane LLC (formerly Slama Kenneth Eugene & Bradley Tr)

Name of Applicant: Brent Slama, AICP

Assessor's Parcel Number(s): 177-071-013-000

Acreage of Property: 202,290 square feet (4.64 acres)

General Plan Designation: Commercial

Zoning District: Heavy Commercial (HC)

Lead Agency: County of Monterey Housing and Community Development

Prepared By: Harris & Associates (David Mack, AICP)

Date Prepared: April 10, 2024

Contact Person: Son Pham-Gallardo, Senior Planner, County of Monterey
Housing and Community Development

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II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The proposed Slama Self-Storage (project) site is a 4.64-acre site at 0 Spreckels Lane (near the intersection with Spreckels Boulevard) in the Spreckels subcommunity of the City of Salinas (Assessor’s Parcel Number 177-071-013-000) within the Greater Salinas Area Plan of unincorporated Monterey County. The project site is currently unpaved and used for agricultural equipment and shipping container storage.

The project includes the construction of a 101,087 square foot self-storage facility consisting of five individual one-story structures and associated site improvements (fencing, parking lot, stormwater improvements) as shown on **Figure 1** and described below. The project includes the construction of lighting, fencing and landscaping around the perimeter but no restrooms or occupied structures requiring water or sewer service.

The project includes the demolition/removal of five existing shipping container storage units and the development of a new entry way, six parking spaces (five standard spaces and one accessible space), and an entry gate. The existing on-site use (outdoor agricultural equipment storage yard) would be discontinued.

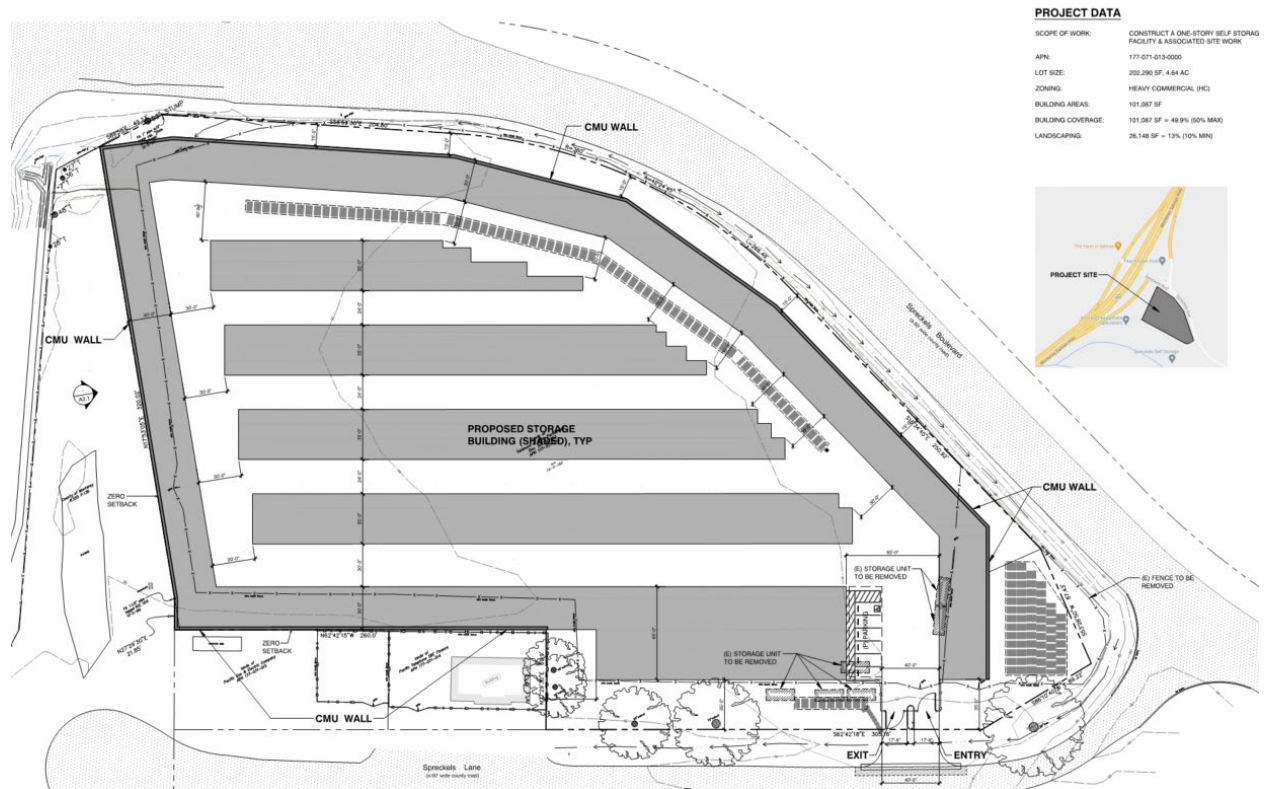


Figure 1 – Site Plan

As shown on **Figure 1**, the project includes a 16 foot concrete masonry unit wall around the perimeter of the site, with the main storage unit building abutting the wall. The northern side of the property (adjacent to Spreckels Boulevard) and the western side of the property (along Spreckels Lane) would be landscaped to provide visual improvements to public views of the site. **Figure 2** shows two proposed elevation/landscaping plans to be used by the project.

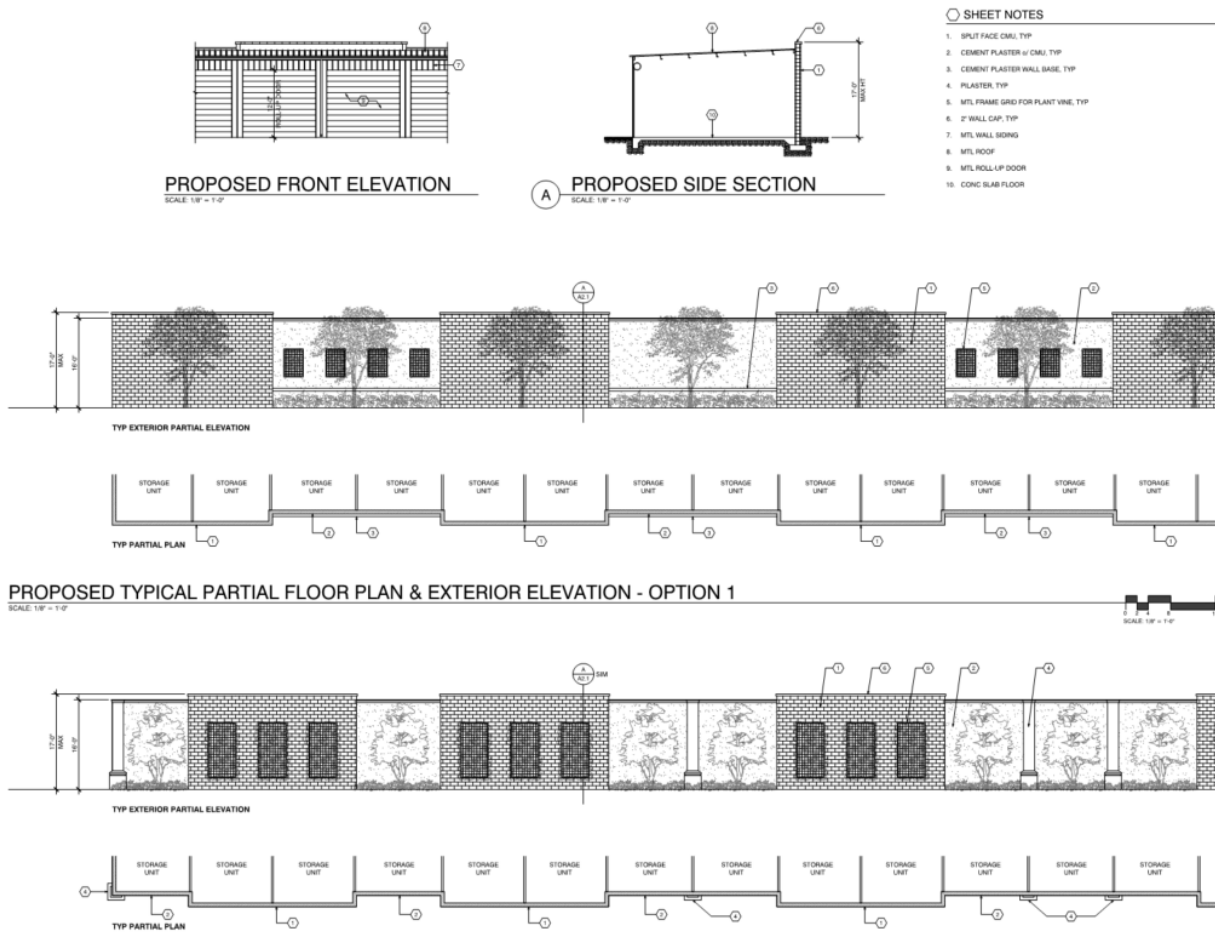


Figure 2 – Elevations and Sample Landscaping Plans

Project implementation requires approval of a Use Permit for the establishment of a self-storage facility of more than five thousand (5,000) square feet of floor area. A General Development Plan (GDP) is also required pursuant to Monterey County Zoning Code, Title 21, Chapter 21.20.030, Regulations for Heavy Commercial Zoning Districts. The GDP shall be required prior to the establishment of any development in the Heavy Commercial district if there is no prior approved plan and if the lot is in excess of one acre; or the development proposed includes more than one use; or the development includes any form of subdivision. As intended, the GDP would also address the project's long-range development and operation. However, a Use Permit is the proper entitlement for this project pursuant to MCC, Title 21, Chapter 21.20.030.e, the requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning when, due to the circumstances of the particular situation, there is no

potential significant adverse impact from the development and requiring the General Development Plan will not further the purposes of this Chapter. (Ord. No. 5135, § 105, 7-7-2009).

The proposed operating schedule is gated access hours from 7:00 a.m. to 7:00 p.m., Monday through Sunday (7 days per week), with staffed hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. One employee, who also manages an adjacent self-storage facility at 14 Spreckels Lane, is anticipated to manage this facility. Currently, this employee resides in the caretaker unit on the adjacent facility and, therefore, is readily available. This proximity and availability allows this project to forgo the need to provide an additional on-site caretaker facility or office.

B. Surrounding Land Uses and Environmental Setting: The project site is primarily flat and is a portion of the larger area previously known as Old Hilltown Business Park. Historically, the project site was fallow unimproved land and currently, is unpaved and used for agricultural equipment and shipping container storage. Properties west and northeast of the project site are zoned Heavy Commercial, and existing land uses include contractor/agricultural storage uses and/or self-storage uses, similar to those existing and proposed on the project site. Properties to the east and south have Farmland zoning designations and are in row crop production. An existing self-storage facility at 14 Spreckels Lane is immediately adjacent to the project site.

C. Other Public Agencies Whose Approval is Required: After obtaining the necessary discretionary permit approvals, the project would require ministerial approval from the County of Monterey Housing & Community Development Agency (HCD) Building Services, Monterey County Bureau of Environmental Health, HCD Engineering Services, HCD Environmental Services, Monterey County Water Resources Agency, and Monterey County Regional Fire District through the construction permit process. In addition, any conditions of approval required by the reviewing agencies associated with the Use Permit and GDP would require compliance prior to the issuance and final of construction permits.

D. Project Impacts: The subject property is not within a Visually Sensitive District; does not contain Prime or Unique Farmlands, forest land, or any known or recorded archaeological resources; and is not considered a mineral resource recovery site. Project operation would not require water use (except for landscape irrigation), create wastewater, produce or use hazardous materials, produce excessive noise or ground-borne vibration, induce or reduce the population or availability of housing, or cause a reduction in the existing levels of service for fire, police, public schools, or parks. Therefore, the project would have no impact on Agriculture and Forest Resources, Biological Resources, Cultural Resources, Energy, Hazards/Hazardous Materials, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

Less than significant impacts have been identified for Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation/Traffic (refer to Section VI, Environmental Checklist).

Although the project is in a low archaeological zone, implementation of the project would incorporate conditions of approval pertaining to protocol for inadvertent discovery of cultural and

human remains to ensure compliance with County requirements, which would avoid, minimize, and reduce potential impacts. Therefore, mitigation measures are not necessary for the project to have a less than significant impact on these resources.

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

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

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

2010 Monterey County General Plan

The project site is subject to the 2010 Monterey County General Plan, which provides a regulatory framework for physical development through goals and policies. The project would be consistent with the Commercial land use designation of the site. In addition, construction of the self-storage facility and the operational elements of the project would be consistent with 2010 Monterey County General Plan Policy LU-4.5: “A mix of residential and commercial uses shall be encouraged in commercial areas where good site and project design and utilization of the property are demonstrated.” **CONSISTENT**

2012–2015 Air Quality Management Plan

The 2012–2015 Air Quality Management Plan (AQMP) for the Monterey Bay region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB), including the project site. The California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive 3-year period. “Data monitored in the most populated area of the basin, Salinas, shows that the basin is attaining the state ozone standard” (p. 25). Although the traffic impact review prepared for the project shows the potential for approximately 148 average daily traffic trips, implementation of the project would cause neither a significant increase to the existing number of employees nor an intensification of activities that would adversely impact regional air quality. **CONSISTENT**

2019 Water Quality Control Plan

The project site is in Region 3 of the Central Coast Regional Water Quality Control Board, which regulates sources of water quality-related issues resulting in actual or potential impairment or degradation of beneficial uses or the overall degradation of water quality. The project would not include heavy equipment storage (like the current use) but would include vehicle traffic and parking by those using the storage facility. Therefore, the project has the potential to contribute polluted runoff to drainage systems. Refer to Section VI.10, Hydrology and Water Quality. **CONSISTENT AFTER COMPLIANCE WITH CONDITIONS OF APPROVAL**

Greater Salinas Area Plan

The project site is subject to the Greater Salinas Area Plan, which provides supplemental policies that support the 2010 Monterey County General Plan pursuant to Goal LU-1: “Promote appropriate and orderly growth and development while protecting desirable existing land uses.” The project site is zoned Heavy Commercial, and the project would be consistent with the zoning policy. The project

has a nexus with Development Policy GS-1.5, which regulates commercial land uses near Highway 68 and along the Salinas River. Development of the project is planned General Commercial.
CONSISTENT

Spreckels California Design Guidelines

The Spreckels California Design Guidelines establish goals, objectives, and criteria for development in the Spreckels Historic District. The subject property is not within the Spreckels Historic District (Figure 5 of the plan). **NOT APPLICABLE**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Agriculture and Forest Resources. The project site is zoned Heavy Commercial, and surrounding properties zoned for commercial uses have similar self-storage uses as the site.

The surrounding properties designated as Farmland are in row crop production; however, the project would not cause a decrease in farmland or a loss of agricultural uses. Based on Google Earth imagery, the site has been cleared out and has not been used for agriculture purposes since 1998. The site is currently vacant. No forest resources are on or within proximity of the project site. Therefore, implementation of the project would have no impact on agriculture or forest resources.

2. Air Quality. Refer to Section VI.3.
3. Biological Resources. The Monterey County GIS indicates that the site's biological sensitivity is low. The parcel report prepared for the project shows that the site does not contain Monterey spineflower critical habitat, snowy plover critical habitat, western arroyo toad critical habitat, or San Joaquin kit fox distribution. During initial reviews of the project site, Monterey County planning staff determined that a site-specific Biological Report/Assessment was not required for the site due to the property's past use (agricultural equipment storage) and prior and continuous disturbance on site. The project site is not within 100 feet of any documented sensitive plant or wildlife community or on or near any drainages, waterways, or federally protected wetlands. The parcel is not included in any local, regional, or state Habitat Conservation Plans. Therefore, implementation of project would have no impact on biological resources. In addition to meeting the 2010 Monterey County General Plan Policy Greater Salinas Area Plan GS-1.5.b. where development of commercial land uses designated near Highway 68 and the Salinas River shall be allowed only if such uses will protect and, where feasible, enhance the riparian habitat along the Salinas River.
4. Cultural Resources. The Monterey County GIS indicates that the site's archaeological sensitivity is low, and no positive Archaeological Reports have been made on the site. No evidence shows that the subject property contains unique paleontological or geographic features or human remains. The project site is not within the Spreckels Historic District. Implementation of the project would incorporate conditions of approval pertaining to protocol for inadvertent discovery of cultural and human remains to ensure compliance with County requirements. Therefore, implementation of the project would have no impact on cultural resources.
5. Energy. The project would require energy during construction to operate construction equipment and for worker vehicle trips to and from the site. The project includes the construction of a 101,087-square-foot self-storage facility consisting of five individual one-story structures and associated site improvements (fencing, parking lot, stormwater improvements). Energy use associated with construction would be nominal and short term and would not be considered wasteful, inefficient, or unnecessary. Once constructed, energy use would be minimal because the primary hours of operation would be during the day. Currently, Pacific Gas & Electric provides electricity to the project site. No natural gas is required on the project site to serve the project. The project would be required to comply with California Building Code Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California Green Building Standards Code (CALGreen; California Building Code, Title 24, Part 11) requires implementation of energy-

efficient light fixtures and building materials into the design of new construction projects. Furthermore, Monterey County has specific lighting criteria which would require the wattage of all light fixtures and include catalogue sheets for each fixture. The lighting shall comply with the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. Compliance with these regulations would ensure that the project would not conflict with state or local plans for renewable energy or energy efficiency. Therefore, implementation of the project would have no impact on energy.

6. Geology and Soils. Refer to Section VI.7.
7. Greenhouse Gas Emissions. Refer to Section VI.8.
8. Hazards/Hazardous Materials. Although the project could result in unwarranted storage of common hazardous materials (oils, paint, gasoline), the risk of potential leaks would be minimized through a condition of approval prohibiting the storage of these materials within rented units. The Monterey County Environmental Health Bureau reviewed the project materials and determined that no substantial risk of pollution was evident. No schools, existing or proposed, are within 0.25 mile of the subject property. The project site is not on the Cortese List (California Government Code, Section 65962.5) or within 2 miles of a public airport or private airstrip. The project site is within an industrial area, and no risks involving wildland fires exist. Additionally, the Monterey County GIS indicates that the project site is not within a State Responsibility Area Fire Hazard Zone. Therefore, implementation of the project would have no impact on hazards/hazardous materials.
9. Hydrology/Water Quality. Refer to Section IV.10.
10. Land Use and Planning. The project site is zoned Heavy Commercial and surrounded by similar commercial uses and farmland. This project meets the Monterey County General Plan Policy G.S-1.4 which states development in the town of Spreckels shall be allowed under the conditions that it occurs within the land use boundary, it's harmonious with existing development, project plans or drawings showing building design, and new development is reviewed by the Historic Resources Review Board as a historic district. However, this project is outside of the historic district. Therefore, no conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project exist.

No Habitat Conservation Plan or Community Conservation Plan is applicable to the project site. The project would not physically divide an established community. Therefore, implementation of the project would have no impact on land use and planning.

11. Mineral Resources. The Monterey County GIS indicates that the project site does not contain any known mineral resources and is not a locally important mineral resource recovery site. Therefore, implementation of the project would have no impact on mineral resources.
12. Noise. Construction of the project would generate a temporary noise increase within the vicinity of the project site due to the use of heavy equipment and machinery typically used during construction projects. Construction activities would be required to comply with the

County of Monterey Noise Ordinance as described in Chapter 10.60 of the Monterey County Code. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 decibels (dBA) at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to between 7:00 a.m. and 7:00 p.m., Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Project construction could also generate a temporary increase in ground-borne vibration levels during the excavation and grading phases of project construction. Grading quantity is approximately 1,000 cubic yards with a 7,400 cubic yard of fill. However, pile driving would not be required, and construction activities would not generate excessive vibration levels. Use of the site may result in a temporary increase in ambient noise levels; however, noise could not exceed the levels established in Monterey County Code section 10.60.040, which limits “loud and unreasonable” sound from 9:00 p.m. to 7:00 a.m. The project site is not within the vicinity of a public airport or private airstrip. No sensitive receptors (residences, schools, hospitals, daycares) would be impacted by temporary construction noise or ongoing business noise on the project site. Therefore, implementation of the project would have no impact on noise long-term.

13. Population/Housing. The project, as described in Section II.A of this Initial Study, would not directly or indirectly induce population growth in the area; displace or alter the location, distribution, or density of the human population in the area; or create a demand for additional or replacement housing. Therefore, implementation of the project would have no impact on population/housing.
14. Public Services. The Monterey County Regional Fire Protection District reviewed the project and did not indicate that project implementation would impact the existing response times of fire protection services for the area. Project operation would not require an increase in police protection for the area, impact the ability of the Spreckels Union or Salinas Union High School Districts to main acceptable ratios, or substantially increase the use of existing park facilities in the area. Therefore, implementation of the project would have no impact on public services.
15. Recreation. The project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities as it does not include residential uses. Therefore, it would not cause substantial physical deterioration to these facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the project. The project would not create new or additional recreational demands. Therefore, implementation of the project would have no impact on recreation.
16. Transportation/Traffic. Refer to Section VI.17.
17. Tribal Cultural Resources. The Monterey County GIS indicates that the project site’s archaeological sensitivity is low, and no positive Archaeological Reports have been made on the site. No evidence that the subject property would cause a substantial adverse change in a significant Tribal Cultural Resource exists. No structures or places on the project site are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. The project site is not within the Spreckels Historic District. Therefore,

implementation of the project would have no impact on Tribal Cultural Resources. Consultation with the Ohlone and OCEN tribes were conducted on May 14th, 2024. A standard condition of approval will be placed on the project as follows:

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 HCD - Planning 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 and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

18. Utilities/Service Systems. The project involves the construction of a 101,087-square-foot self-storage facility. The project does not include the development of an office, residence, or any occupied space or restrooms. One person, who is currently employed and resides on the adjacent self-storage property at 14 Spreckels Lane, would manage the facility. The provision of water and sewer is not required on the project site. Water will primarily be used to irrigate vegetation and trees as proposed in the landscaping plan. This landscaping design plan must also comply with the criteria of the ordinance (MWEL0) and applied them for the efficient use of water. The Monterey County Environmental Health Bureau reviewed the project application and deemed the project complete without the requirement for additional utilities. Pacific Gas & Electric would provide electricity. Waste Management would provide solid waste disposal, and project operation would not result in a substantial increase in solid waste production over the previously permitted use of the site. Any excess construction materials from the project would be hauled to a landfill, and the amount of construction waste produced would not affect the permitted landfill capacity. Therefore, implementation of the project would have no impact on utilities/service systems.
19. Wildfire. The project site is not in a State Responsibility Area. The Monterey County Regional Fire Protection District, which serves the project site and neighborhood, did not indicate a severe fire risk on the project site. The project would not require the installation or maintenance of infrastructure that may exacerbate fire risk. The project would not expose people or structures to significant risk to landslides or flooding due to post-fire slope instability or drainage changes. Additionally, the project would be required to meet current fire codes. Therefore, implementation of the project would have no impact on wildfire.

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature
Son Pham-Gallardo, Senior Planner

June 28, 2024
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 take into account the whole action involved, including off-site as well as on-site, 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.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, Zoning Ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: IX. 1, 3, 8 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: 2010 Monterey County General Plan Policy Greater Salinas Area Plan GS-1.5.d. Development of commercial land uses designated near Highway 68 and the Salinas River shall be allowed only if such uses are adequately screened from viewpoints along Highway 68, Spreckels Lane, and Spreckels Boulevard by minimizing tree removal and by Monterey County General Plan Greater Salinas Area Plan October 26, 2010 Page, GS-3 landscaping frontage areas.

1 (c), (d) – No Impact - Refer to Sections II and IV.

1(a), (b)– Less Than Significant Impact

Data in the Monterey County Geographic Information System (GIS) shows that the project site is not within a Visually Sensitive District. It is located 0.05 miles from Highway 68 Scenic Corridor, due to the elevated topography covered by dense vegetation and trees, it is not visible by the naked eye when traveling at a speed of 65 miles per hour. Therefore, no impact to a scenic vista would occur. The project would not damage scenic resources or degrade the visual character of the site or its surroundings. Due to compliance with the County of Monterey Lighting Ordinance 5262, no new source of substantial light or glare would be created through project operation. Furthermore, the site development standards allow for a maximum height of 35 feet for structures. The project proposed 17 feet in height, which is less than half of the allowable height by creating a 1 story facility. Therefore, implementation of the project would have no impact on aesthetics and are adequately screened from viewpoints along Highway 68, Spreckels Lane and Spreckels Boulevard.

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 CARB.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX. 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 3, 4, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: IX. 1, 3, 4, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: IX. 1, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: IX. 1, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX. 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation: 2010 Monterey County General Plan Policy OS-10.1 requires that land use policy and development decisions be consistent with the natural limitations of the County’s air basin CARB coordinates and oversees state and federal air quality control programs in California. CARB established 14 air basins statewide, and the project site is within the NCCAB, which is under the jurisdiction of the Monterey Bay Air Resources District. The district is responsible for producing an AQMP that reports air quality and regulates stationary sources throughout the NCCAB. The 2012–2015 AQMP is referenced for the air quality discussion.

3(a), (b) – No Impact

As previously discussed in Section III of this Initial Study, the project would be consistent with the 2012–2015 AQMP. Therefore, no impact would be caused by conflict with or obstruction of the 2012–2015 AQMP. The County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and fine particulates (PM_{2.5}) and the federal attainment standards for ozone (O₃) and respirable particulates (PM₁₀). The project would not result in uses or activities that produce objectionable odors during construction and operation that would affect a substantial number of people.

3(c), (d), and (e) – Less Than Significant Impact

The NCCAB is within non-attainment status of state standards for O₃ and PM₁₀. Therefore, projects resulting in a substantial increase in PM₁₀ emissions would cause a significant impact to

air quality. In addition, ambient O₃ levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance. Typical construction equipment would be used for the project, and volatile organic compounds and NO_x emitted from the equipment were accommodated in the 2012–2015 AQMP. Therefore, these emissions would have a less than significant impact on air quality. Construction-related air quality impacts would be controlled through implementation of Monterey County Code, Chapter 16.12, standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. Operational air quality impacts are anticipated to be de minimus compared to the existing use of the site due to low levels of traffic (VMT) and high-operating traffic facilities/systems (intersections, roadways). Therefore, implementation of the project would result in less than significant impacts on air quality caused by pollutants currently in non-attainment for the NCCAB due to construction-related and operational activities.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 4, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

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

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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: IX. 1, 2, 8, 11, 14) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: IX. 1, 2, 8, 11, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: To determine if the project would be susceptible to geologic hazards, a Geotechnical Report was submitted with the project application (Source XI. 14). The Geotechnical Report addresses geologic and seismic hazards, such as surface ground rupture, seismic shaking, differential settlement, liquefaction, and lateral spreading, on the subject property.

7(a.i), (a.ii), (a.iv), (b), (d), (e) and (f) – No Impact

The project site is not within 1/8th mile of a known earthquake fault identified by the State Geologist. Surface ground rupture occurs along a fault line. However, no known fault lines are mapped or projected through the project site, and no occupied use would occur on the project site. Therefore, substantial adverse effects on people or structures due to strong seismic ground shaking are unlikely. Based on the Geotechnical Report prepared for the project, the project site does not contain areas subject to landslides or expansive soils. The project does not include septic tank installation or alternative wastewater disposal system use. According to the Monterey County GIS, no known paleontological resources or sites or unique geologic features are on the project site.

7(a.iii) and (c) – Less Than Significant Impact

Although no fault lines are within 1/8th mile of the project site, four fault lines considered “A” and “B” faults are southwest and northeast of the project vicinity: Rinconada (0.93 mile southwest), Monterey Bay-Tularcitos (10.20 miles southwest), Zayante-Vergeles (13.20 miles north-northeast), and San Andreas (16.30 miles northeast). Strong ground shaking caused by fault rupture and soils conditions of the site could potentially cause structural damage to buildings. Several segments of these fault lines are capable of producing a large magnitude earthquake. Therefore, the Geotechnical Report recommends that structural design of buildings account for a 7.0 magnitude earthquake. In addition, the Geotechnical Report includes seismic design criteria for foundation systems and building slabs (p. 10). The County requires the project grading plan incorporate recommendations from the Geotechnical Report, along with inspection schedule and inspection completion information and certification from a licensed practitioner that the grading plan conforms with the recommendations of the Geotechnical Report. Additionally, before final inspection, certification from a licensed practitioner would be required to confirm that the development is in accordance with the recommendations of the Geotechnical Report. Therefore, with compliance of these conditions, the potential impacts caused by strong seismic ground shaking would be less than significant.

Liquefaction risk on the subject property is low according to Monterey County GIS data. However, to reduce any potential impacts associated with liquefaction, the Geotechnical Report recommends implementing a deep foundation and reducing differential settlement by “sub-excavation and re-compaction.” As previously described, a grading plan that incorporates recommendations from the Geotechnical Report would be required. Certifications from and adherence to this grading plan and approved building plans are measurements to ensure that project implementation would have less than significant impacts caused by liquefaction, lateral spreading, and differential settlement.

In conclusion, implementation of the project, as proposed and conditioned, would have less than significant impacts with respect to seismic shaking, liquefaction, lateral spreading, and differential compaction.

8. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX. 1, 2, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation: As discussed in Section VI.3, Air Quality, of this Initial Study, the 2012–2015 AQMP is referenced for the greenhouse gases (GHGs) discussion. The 2012–2015 AQMP addresses federal and state exceedance thresholds for GHG and O₃. The Monterey Bay Air Resources District is responsible for monitoring air quality and regulating stationary sources throughout the NCCAB, within which the project site is located.

8(a) and (b) – Less Than Significant Impact

As previously discussed, ambient O₃ levels depend on the amount of precursors, NO_x and ROG, emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities that would require fuel combustion of construction vehicles, a primary source of NO_x and ROG emissions. Typical construction equipment would be used for the project, and NO_x and ROG emitted from the equipment are accommodated in the 2012–2015 AQMP. Therefore, emissions would have a less than significant impact on GHGs. Although the project is anticipated to generate approximately 148 average daily traffic trips, this would have a marginal effect on GHG levels. Furthermore, the air monitoring site in the City of Salinas, where the project would be located, is consistently within the attainment status for the state O₃ threshold. Therefore, the project would result in less than significant impacts related to GHGs and would not conflict with any policies that regulate GHGs.

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX. 1, 8, 12, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i)	result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX. 1, 2, 8, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation: To determine if the project would have potential impacts on hydrology and/or water quality, a Preliminary Stormwater Control Plan was submitted with the application (Source: IX. 17). The plan addresses potential drainage and stormwater drainage impacts resulting from development of the site.

10(a), (b), (c.i), (c.ii), (c.iii), and (e) – Less Than Significant Impact

The project would not include any on-site restrooms or plumbing; therefore, the project site would not require a connection to public sewer or private on-site wastewater treatment systems. The Monterey County Environmental Health Bureau reviewed the project and determined the project application complete with no conditions. Also refer to Section VI.19, Utilities/Service Systems.

The project site does not contain and is not adjacent to a drainage, waterway, river, or stream. Although project operations would not involve routine water use or discharge, development of the site would increase impervious surfaces and alter drainage patterns through implementation of associated foundations, buildings, internal driveways, and the concrete masonry unit wall. As mentioned previously, a Preliminary Stormwater Control Plan was prepared for the project and reviewed by Monterey County – Environmental Services (MC-ES). MC-ES has also conditioned the project for the submittal of a Final Stormwater Control Plan. The plan shall address the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region and include retention/detention facilities designed to limit post-development runoff rates to pre-development rates for the 2-, 5-, 10-, 25-, 50-, and 100-year 24-hour design storms. The plan shall include the location of the drainage facilities; construction details; and the construction inspection schedule that identifies when inspections would be completed, who would conduct the inspections (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, the inspector's name, and the completion date. Therefore, with implementation of these conditions, the project would not violate any water quality standards, and the potential impact on groundwater supplies and groundwater recharge would be less than significant. The project site proposes landscaping around the perimeter of the storage facility for screening. For landscaping irrigation and fire suppression, the applicant proposes to connect to the well that serves the adjacent storage facility. Therefore, the project would not significantly decrease or interfere with groundwater supplies and recharge nor further deteriorate water quality in the Salinas River.

10 (d) – No Impact

The project site is not in an area vulnerable to tsunami inundation and would not expose people or structures to impacts from landslides, tsunami, or seiches. Therefore, no impact would occur.

11. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community? (Source: IX. 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 3, 4, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

12. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 8, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 8, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 2, 3, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 2, 3, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, 2, 3, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 2, 3, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

15. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

16. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

17. TRANSPORTATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: IX. 1, 2, 3, 4, 8, 9, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: IX. 1, 3, 8, 9, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 8, 9, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: IX. 1, 2, 3, 8, 9, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: The project would involve the construction of a 101,087-square-foot self-storage facility on a parcel currently used for storage of agriculture equipment and shipping containers at 0 Spreckels Lane in the Spreckels subcommunity within the Greater Salinas Area Plan. The project would use a primary access driveway on the northern side of Spreckels Lane, which currently provides one travel lane in each direction (dead end on the western terminus). As currently constructed, Spreckels Lane does not provide any bike lanes, and street parking is not allowed.

17(a), (c), (d) – No Impact

As designed, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities. The project would not impair an adopted Emergency Response Plan or Emergency Evacuation Plan. The local roadway (i.e., Spreckels Lane and Spreckels Boulevard) that serves as the primary access to the site is not an identified evacuation route. The closest evacuation route to the project site is State Route 68, and the project is not expected to impair evacuation procedures along this road due to the low traffic volumes associated with the proposed use. Therefore, the proposed would not result in impacts related to circulation system plans or programs or emergency access. Per the Traffic Study prepared for the project (Kimley-Horn, June 9, 2023; Monterey County Document LIB230200), the four study intersections; (1) Spreckels Lane / Spreckels Blvd, (2) Spreckels Blvd/EB Highway 68 on Ramp, (3) Spreckels Boulevard / EB Highway 68 Off Ramp and (4) Spreckels Lane / Project Driveway operate between Level of Service A and C during peak hours with no operational deficiencies identified. Ninety-fifth percentile queues were generated at key study intersections, but no project trips were added to the only turn pocket in the study section. Therefore, the project would not result in impacts related to transportation design features.

17(b) – Less Than Significant Impact

Per the Vehicle Miles Traveled (VMT) Assessment prepared for the project (Kimley-Horn, June 9, 2023; Monterey County Document No. (LIB230200), the project is anticipated to generate 148 average daily trips. The Mini-Warehouse/Self-Storage Facility trip rate (ITE Land Use Code 151) was used to calculate the project’s trip generation. Based on the ITE Trip Generation (11th Edition) trip rate for Land Use Code 151, the project is estimated to generate 148 average daily trips , with nine trips during the AM peak (five inbound/four outbound) and 15 trips during the PM peak (seven inbound/eight outbound) during a typical weekday. Table 2 of the Traffic Study (Source: IX. 14) shows the project’s net traffic generation calculations. It is anticipated that this generated traffic would have minimal impacts on intersections and roadways within the vicinity of the project site because the intersections and roadways would continue to operate at an acceptable level of service and have adequate capacity to accommodate operational traffic generation.

As required by CEQA, a VMT Assessment was conducted for the project. The County has not adopted VMT guidelines for CEQA Transportation Impact Studies; therefore, the VMT Screening Assessment was conducted in accordance with the Governor’s Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (December 28, 2018).

The Governor’s Office of Planning and Research recommends that land development projects generating fewer than 110 vehicular trips per day may be assumed to have a less than significant transportation impact, which has been adopted by many local agencies in California as a Small Projects screening threshold. Because the trip generation is more than 110 daily average trips (148 average daily trips), the project could not be assumed to result is less than significant impact. However, a qualitative analysis was performed based on economic demand and the location of the project. The qualitative VMT Analysis indicates that “self-storage facilities can be presumed to reduce trip lengths when new facilities are proposed/constructed, because the assumption is that a customer will travel to a newly constructed facility that is closer to a customer’s home”; therefore, in terms of VMT, the “proposed project can shorten existing trip lengths, which would result in an net decrease of VMT.” Therefore, it is presumed that the VMT related impacts of the proposed project would have a less than significant.

18. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: IX. 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

19. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: IX. 1, 8, 9, 10, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: IX. 1, 5, 9, 10, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Refer to Sections II and IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts that 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 EIR process.

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

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance (a) – No Impact. Refer to Sections II & IV.

Mandatory Findings of Significance (b) – Less than Significant

The project will involve a construction of a storage facility within an established commercial area; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and minor changes in traffic conditions. The incremental air quality and transportation/traffic of the project when considered in combination with the effects of past projects, current projects and probable future projects in the planning area, will result in less than significant impact. Cumulatively considerable impacts could occur if the construction of other projects occurs at the same time as the proposed project and in the same vicinity, such that the effects of similar impacts of multiple projects combine to expose adjacent sensitive receptors to greater levels of impact than would occur under the proposed project. For example, if the construction of other projects in the area occurs at the same time as construction of

the proposed project, potential impacts associated with noise and traffic to residents in the project area may be more substantial.

Mandatory Findings of Significance (c) – Less Than Significant

Construction activities for the proposed project will create temporary impacts to air quality and greenhouse gas emissions. However, the project as proposed and through the incorporation of standard conditions, the project’s impacts will be reduced to a less than significant level.

***VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
ENVIRONMENTAL DOCUMENT FEES***

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill 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.

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

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

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

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN220036 and the attached Initial Study/Proposed Negative Declaration.

IX. SOURCES

- 1) Project Application Materials and Plans (Planning File No. 220036; Plan Set dated January 19, 2023).
- 2) Monterey County General Plan (2010).
- 3) Greater Salinas Area Plan.
- 4) Title 21 of the Monterey County Code (Inland Zoning Ordinance).
- 5) California Building Code, Title 24.
- 6) 2012–2015 Air Quality Management Plan, Monterey Bay Air Resources District.
- 7) Monterey County Sustainability Program (accessed at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/sustainability> on March 15, 2024).
- 8) Monterey County GIS Information Database.
- 9) Site Visit conducted by the project planner on March 15, 2024, and March 22, 2024.
- 10) Fire Hazard Severity Zones in SRA: Monterey County, CAL FIRE.
- 11) Mineral Lands Classification Data Portal, California Department of Conservation.
- 12) Population and Housing Estimates for Cities, Counties, and the State, California Department of Finance.
- 13) Farmland Mapping and Monitoring Program, California Department of Conservation.
- 14) “Geotechnical and Infiltration Report for APN, 177-071-013, near Salinas, California” dated April 28, 2022 (Monterey County Document No. LIB230051), prepared by Soil Surveys Group, Inc. (Belinda Taluban, Registered Professional Civil Engineer, RCE #44217), Salinas, California.
- 15) “Slama Spreckels Storage – Traffic Study,” dated June 9, 2023 (Monterey County Document No. LIB230200), prepared by Kimley-Horn (Tyler Mickelson, EIT and Chris Gregerson, P.E, T.E, PTOE, PTP), Salinas, California.
- 16) “DRAFT Vehicles Miles Traveled (VMT) Assessment,” dated June 9, 2023 (Monterey County Document No. LIB230200), prepared by Kimley-Horn (Chris Gregerson, P.E, T.E, PTOE, PTP), Salinas, California.
- 17) “Preliminary Stormwater Control Plan for Spreckels Lane Storage, APN 177-071-013,” dated December 14, 2022, and revised July 19, 2023 (Monterey County Document No.

LIB230052), prepared by Whitson Engineers (Richard P. Weber, PE), Monterey, California.

- 18) Monterey County Office of Emergency Services (accessed at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/office-of-emergency-services> on March 15, 2024).
- 19) County of Monterey Noise Ordinance, codified in Chapter 10.6 of the County code.
- 20) Monterey County Fire Code, Appendix P: Standard Fire Conditions for Single Family Dwellings.