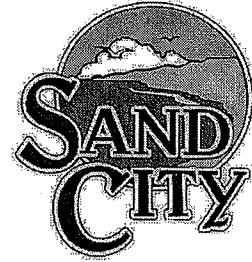


City of Sand City

City Hall
1 Sylvan Park
Sand City, CA 93955



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: The Design Center

Permit Numbers:

Project Location: This project is located on what is commonly referred to as the Robinette Site, located between Ortiz Avenue and the Transportation Agency of Monterey County (TAMC) railway right of way at the east end of Hickory Street.

Name of Property Owner: Design Center, LLC

Name of Applicant: Design Center, LLC

Assessor's Parcel Number(s): APN 011-233-001,002,013; 011-232-023,028; 011-236-006,007,008,009,010,024

Acreage of Property: 116,858 sq. ft. (2.68 acres)

General Plan Designation: Mixed Use Development

Zoning District: CZ-MU-P Coastal Zone Planned Mixed Use District and MU-P Planned Mixed Use District

Lead Agency: City of Sand City Planning Department

Prepared By: Michael McCormick, PMC (Contract Planner)

Date Prepared: March 2, 2005

Contact Person: Steve Matarazzo, Community Development Director

Phone Number: (831) 394-6700, extension 13

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The application is for a Conditional Use Permit and Coastal Development Permit and Redevelopment Agency Disposition and Development Agreement (DDA) to allow the construction of an approximately 80,000 sq. ft. four-story mixed use development including retail, office, and condominium/apartment uses with a footprint of 28,318 sq. ft. on approximately 116,858 sq. ft. (2.68 acres) of property located on what is commonly referred to as the Robinette Site. This property is located between Ortiz Avenue and the former Union Pacific Railroad right of way that is now under the jurisdiction of the Transportation Agency for Monterey County (TAMC) at the east end of Hickory Street. The project site is located within a Coastal Zone Planned Mixed Use (CZ-MU-P) and Planned Mixed Use (MU-P) zoning district, and is designated Mixed Use Development. The site is currently owned by the Sand City Redevelopment Agency. The project will undergo architectural and site plan review by the City's Design Review Committee (DRC) prior to issuance of building permits.

The project proposes a four story mixed use building with two distinct towers, garages for tenants, uncovered parking, a two story parking structure, retaining walls and access improvements. The first floor will consist of retail uses, the second floor will be office space, and the third and fourth floors will be used as apartments and potential condominiums. There are 28,316 sq. ft. of office/retail space proposed and 30 apartments/condominiums. The first floor is primarily retail space varying in size from 810 sq. ft. to 1373 sq. ft., but also includes a 46 person capacity deli-space and a set of male/female restrooms. The second floor contains offices ranging in size from 194 sq. ft. to 484 sq. ft., a small common area, and two sets of male/female restrooms. The third and fourth floors of the building contain housing units, of which there will be five "affordable units" included per City requirements of the Disposition and Development Agreement (DDA). The housing type ranges from "studio" units containing one multi-purpose room and a bathroom to units containing 2 bedrooms, a living room, and 2 bathrooms.

The uses in the building conform to specific City parking requirements. Each dwelling unit provides 1.5 spaces of parking resulting in 34 spaces in garages located throughout the parking lot and the remaining 17 spaces being uncovered. There are an additional 137 uncovered spaces for use by those people using the retail, office and residential areas of the building, 42 of which are in excess of City requirements. An additional 48 spaces in excess of the site's required parking are proposed in the TAMC railroad right of way, which would require a lease from TAMC.

The design of the building incorporates metal roofing, rooftop mechanical equipment screening, metal railings on the balconies located on the third and fourth floor residential units, and a plaster exterior. Street improvements (curb, gutter, sidewalk and street pavement) will need to be installed along the Ortiz Avenue frontage of this project. Also, an extension of utilities (water, sewer, gas, electricity) may be necessary. Other than

potential impacts as outlined in Section IV and VI, this project qualifies as a categorical exemption under Sections 15282(e) and 15332 of the State CEQA Guidelines.

B. Environmental Setting and Surrounding Land Uses:

The 2.68 acre project site is a vacant parcel located on what is commonly referred to as the Robinette Site, located between Ortiz Avenue and the TAMC railway right of way at the east end of Hickory Street. (Assessor's Parcel Numbers 011-233-001,002,013; 011-232-023,028; 011-236-006,007,008,009,010,024). For a visual reference to the project site, see **Figure 1** for the Project Location and **Figure 2** for the Site Plan. The site is at an elevation of approximately 30 feet. The site is a disturbed area within an area developed with urban uses. It is underlain with imported fill and compacted sandy soil. It is relatively flat throughout the property except on the southern boundary, where the property slopes up sharply to meet Shasta Avenue and Elder Avenue.

Ortiz Avenue frames the northern boundary of the site while the eastern and western sides of the property are framed by commercial uses dominated primarily by auto repair and maintenance facilities. The southern edge of the property is framed by the TAMC railway right of way, which has the potential to recommence as an active rail line in approximately 2009. The southern boundary will include the parking structure entrance on Shasta Avenue and the Elder Avenue entrance that will meet up with Hickory Street entrance on the property. Currently there is a small structure on the property used as an office, a PG&E box located in the center of the property, and a water well located on the eastern side of the property near the TAMC railway right of way. The area is mainly used for parking and the temporary storage of construction vehicles.

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 checked="" type="checkbox"/>

General Plan and Local Coastal Program

The proposed project was reviewed for consistency with the City of Sand City General Plan and Local Coastal Program (LCP). The project is consistent with the Sand City General Plan because it is consistent with surrounding land uses, zoning, and further multiple General Plan policies regarding infill and mixed-use development. Additional detail regarding this project physically divides an established community, conflicts with any applicable land use plan, policies, or regulation of an agency with jurisdiction over

the project or conflicts with any applicable habitat conservation plan or natural community conservation plan is discussed later in this document.

Water Quality Control Plan

The project is consistent with the Sand City General Plan and AMBAG's regional population and employment forecast and therefore is consistent with the Regional Water Quality Control Plan. The Regional Water Quality Control Board incorporates the Sand City General Plan in its preparation of regional water quality plans, making this project consistent with the regional water quality plans. The following sections below discuss whether this project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water which would exceed the capacity of existing or planned storm water drainage.

Air Quality Management Plan

Consistency of a project with the regional population and employment forecast will result in consistency of the project with the Air Quality Management Plan. Monterey Bay Unified Air Pollution Control District incorporates the City's Local Coastal Program / General Plan in its preparation of regional air quality plans, making this project consistent with the applicable Air Quality Plan. However, Section IV and V3 (Air Quality) below discusses whether this 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.

It is the responsibility of the Association of Monterey Bay Area Governments (AMBAG) to prepare new population and employment forecasts for the three-county area approximately every 3-4 years. The three county areas include San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. Based on the population information and land use category, pending and approved projects, the proposed project is considered to be consistent with AMBAG'S population forecasts.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

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 construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Agricultural Resources. The California Resources Agency designates all of Sand City as "X" on its Farmland Mapping and Monitoring Program. The "X" designation means that the land does not fit into any category that the Agency defines as valuable farmland. As such, this development would not impact prime, unique, or important farmland. The Project would not expand the City of Sand City corporate boundaries or sphere of influence. The Project would only affect one property within the City of Sand City boundaries, which does not include any areas in agriculture production, and therefore would not change land uses in the surrounding areas. No impact to agricultural resources would occur as a result of the Project.

Biological Resources. The site of the proposed development is vacant, with only ruderal vegetation located on the parcel. The project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, nor will the project have a substantial adverse

effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations. The project will not have a substantial adverse effect on any wetlands. The project will not interfere substantially with the movement of any native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project will not conflict with the provisions of any local policies or ordinances protecting biological resources or with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Hazards/Hazardous Materials. The proposed project will not result in the transport, disposal, emission of or accidental release of hazardous materials. The proposed project site is not located on a hazardous materials site. The proposed site is not in the vicinity of an airport or private airstrip and will not subject persons or structures to the threat of wild fires.


Mineral Resources. Federal, state or local plans do not identify this site as significant for mineral resources nor will the project impact mineral resources.

Recreation. The proposed project will create two public spaces on the site that include a plaza and courtyard. The proposed development will not significantly increase the use of existing neighborhood and regional parks or other recreational facilities. No substantial physical deterioration of these facilities will occur or be accelerated as a result of the proposed project.

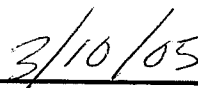
B. DETERMINATION

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.



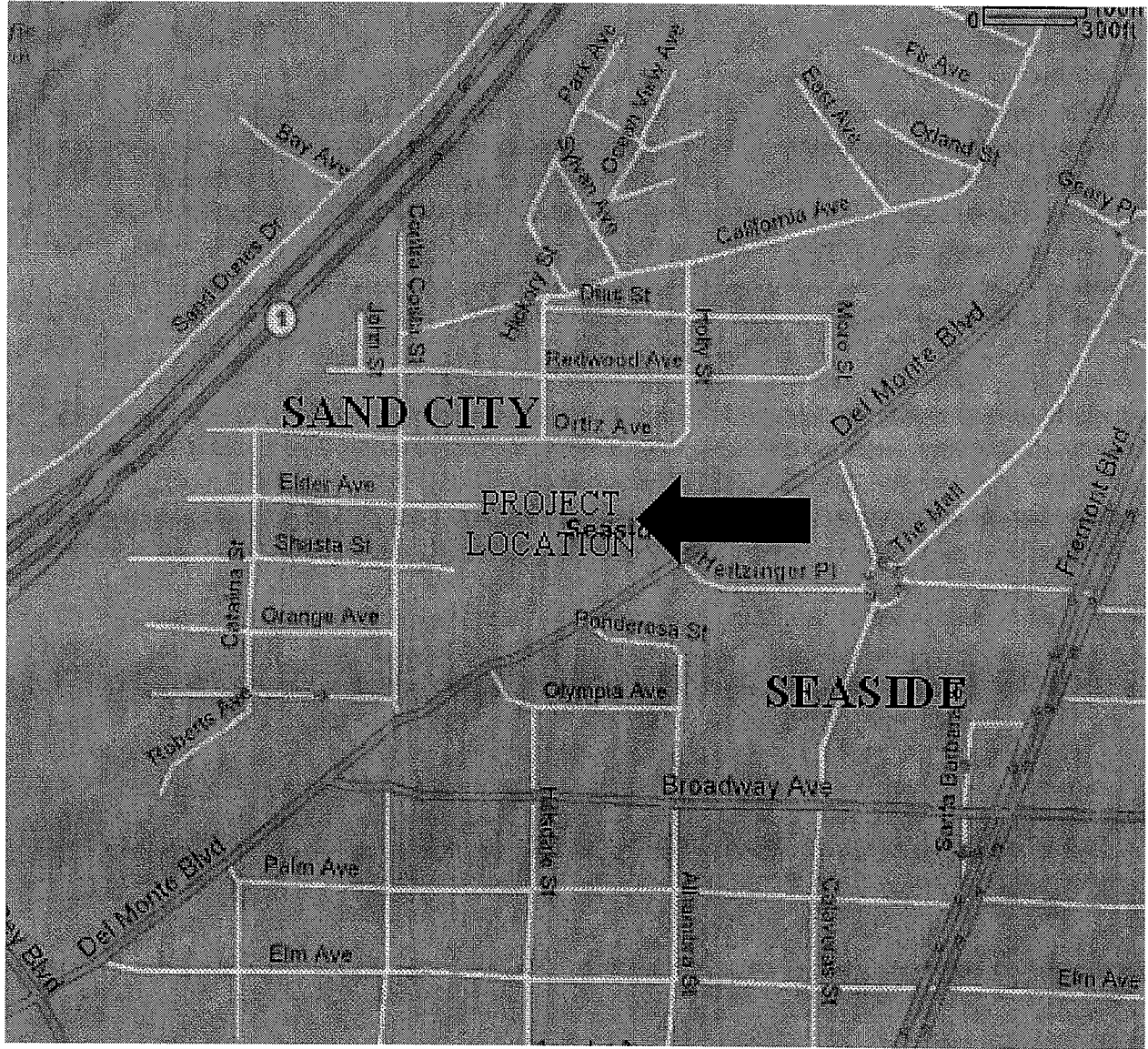
Signature

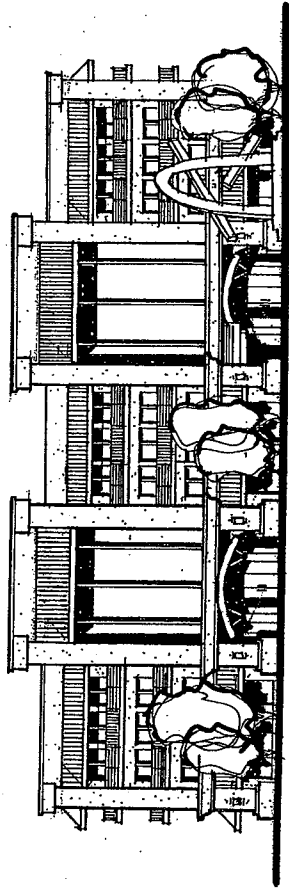


Date

Steve Matarazzo, Community Development Director

Printed Name and Title






DESIGN CENTER

DESIGN CENTER LLC
SAND CITY CALIF



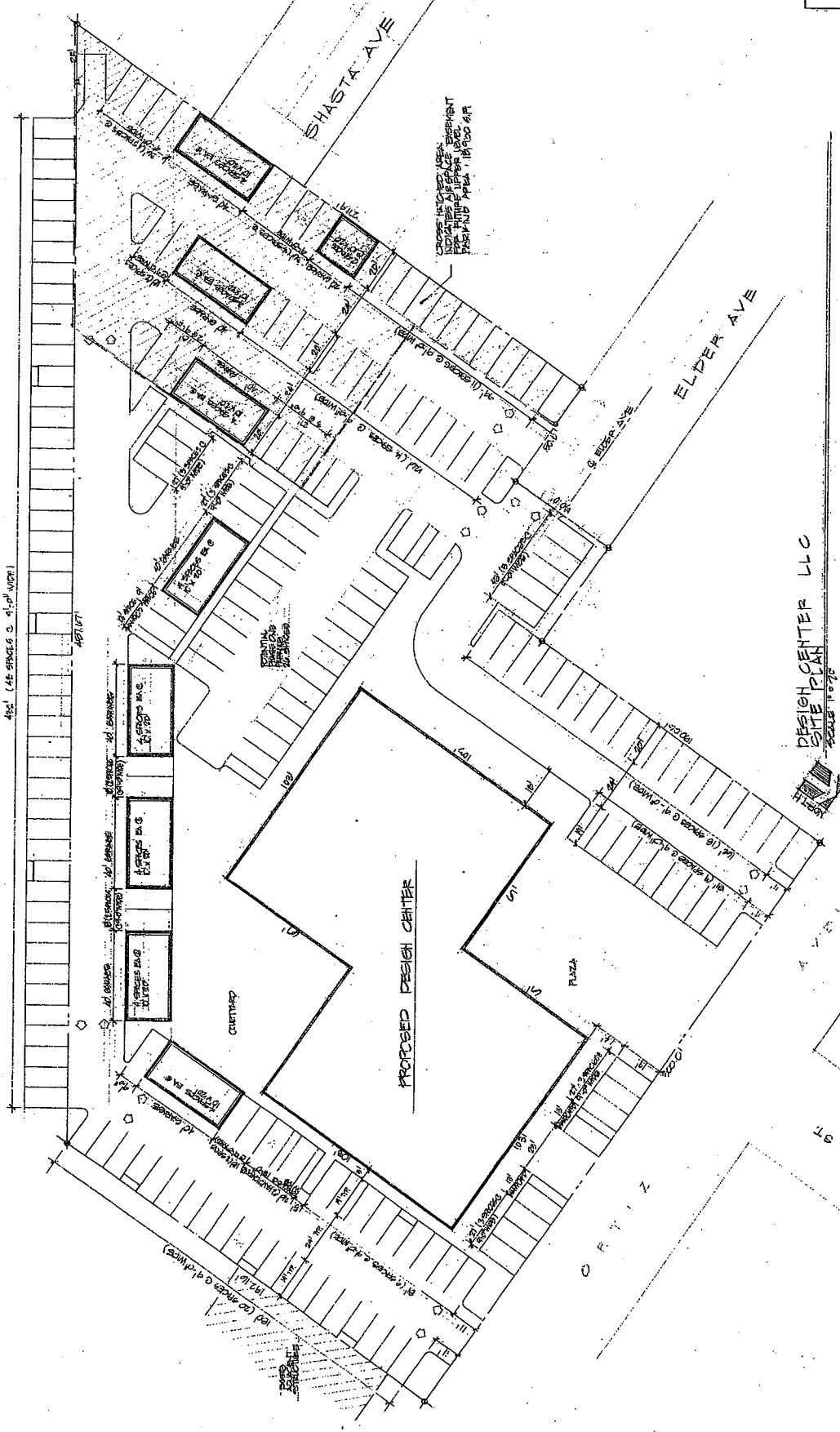
SAROYAN
MASTER BUILDERS
ARCHITECTURE CONSTRUCTION INTERIORS
115 Alameda Ave., Sand City, CA 93955
Tel: (714) 330-1100, Fax: (714) 332-1400
Construction Lic. #9128

DESIGN CENTER LLC	CS
COVER SHEET	



SAROYAN
MASTER BUILDERS
ARCHITECTURE CONSTRUCTION INTERIORS
1111 1310 100, SUITE 313
DALLAS, TEXAS 75201
CONTACT: 972.447.8888

DESIGN CENTER LLC
PROPOSED SITE PLAN



**DESIGN CENTER LLC
SITE PLAN
SCALE 1"=30'**

TERMS:

CONTRACT AREA: 110,150 SQ FT
 COVERED: 100%
 PERMITS: 10/15/15
 CONTRACTORS: 01/15/16
 UNIFORMS: 01/15/16
 APPLICANT: 01/15/16

CONTRACT AREA: 110,150 SQ FT
 COVERED: 100%
 PERMITS: 10/15/15
 CONTRACTORS: 01/15/16
 UNIFORMS: 01/15/16
 APPLICANT: 01/15/16

42' (46 SPACES @ 31'-0" WIDE)

HICKORY ST

SHASTA AVE

ELDER AVE


CROSS HATCHED AREA INDICATES UTILITY EASEMENT FOR ALL UTILITIES EXCEPT FOR WATER

COURTYARD

PROPOSED DESIGN CENTER

PLAZA

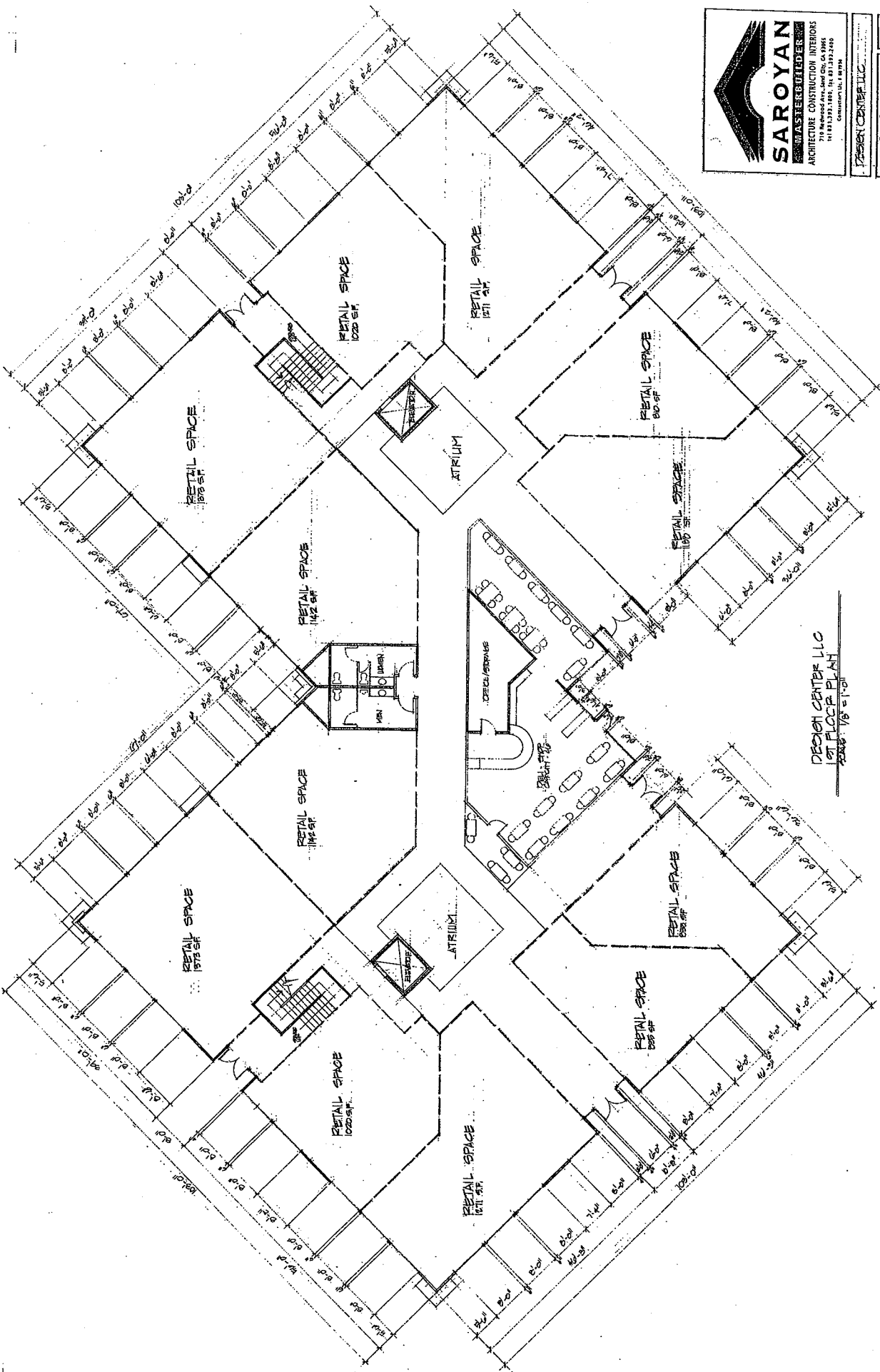
0 1 2 3 4 5



SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
 710 W. Harvard Ave., Gard City, CA 95941
 Tel: 916.333.1800, Fax: 916.333.2400
 www.saroyan.com

DESIGN CENTER LLC
1ST FLOOR PLAN

2

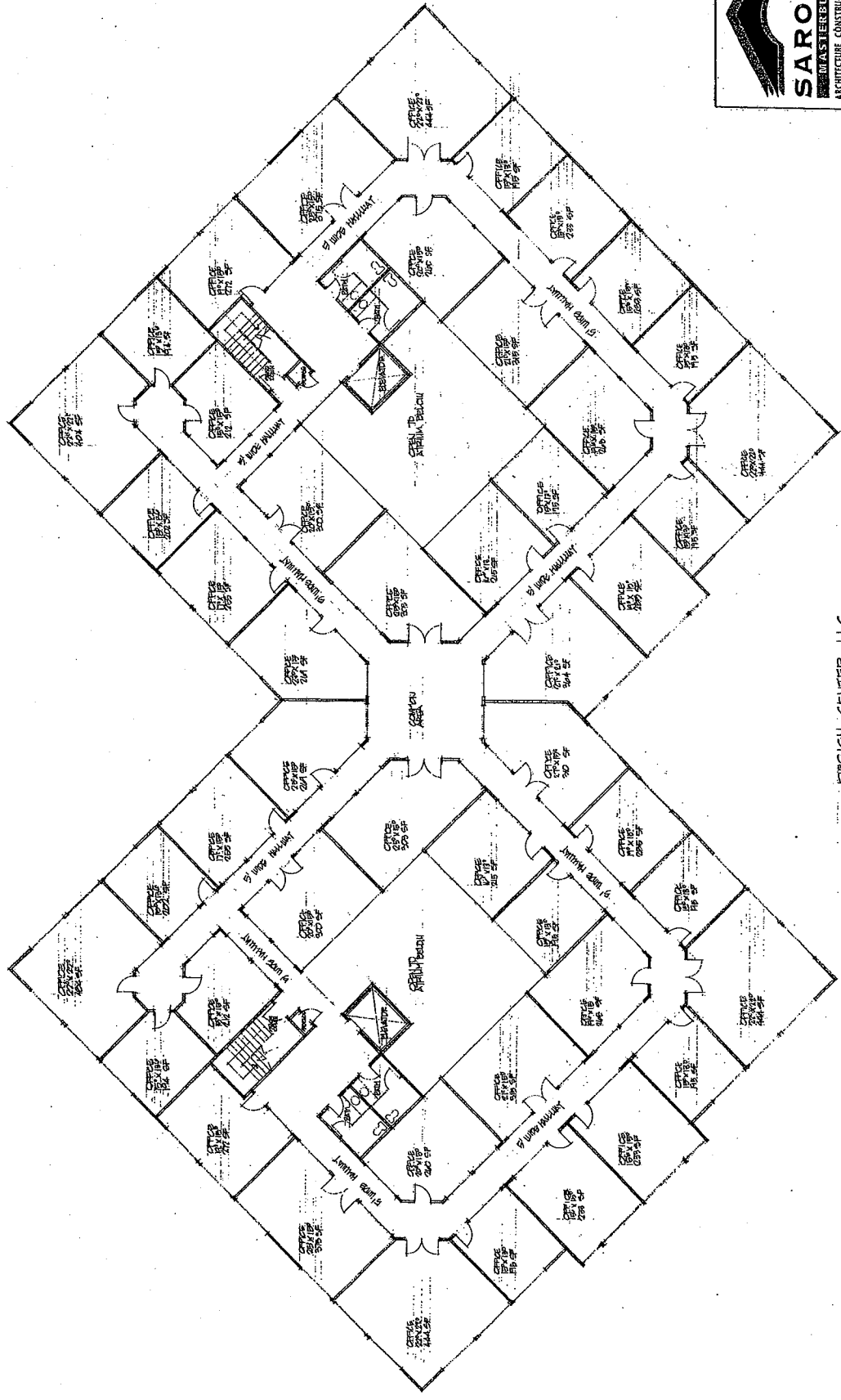


DESIGN CENTER LLC
 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



DESIGN CENTER, LLC
700 E. 10th St., Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.designcenterllc.com

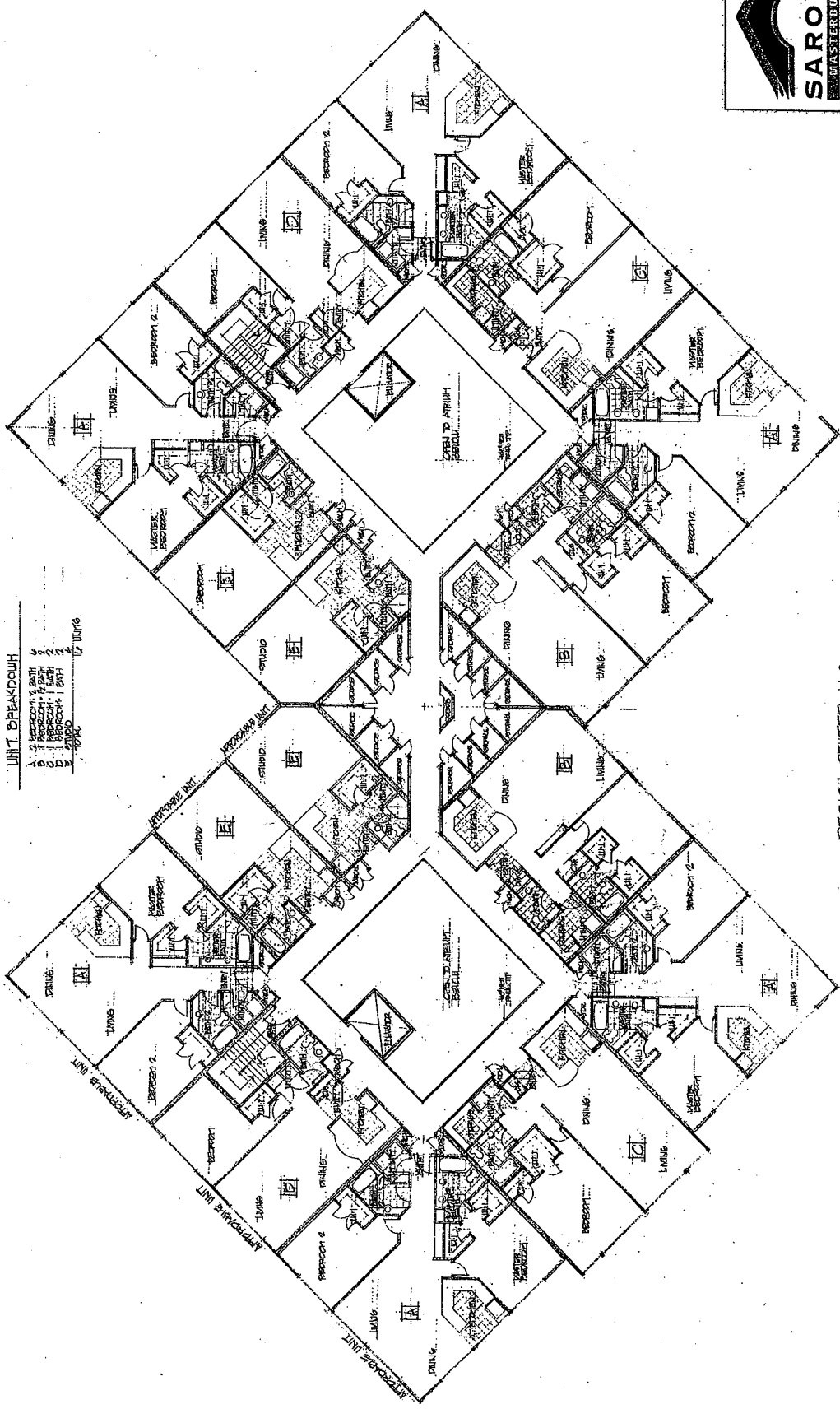
3



DESIGN CENTER LLC
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"




DESIGN CENTER LLC	
3RD FLOOR PLAN	4



UNIT BREAKDOWN

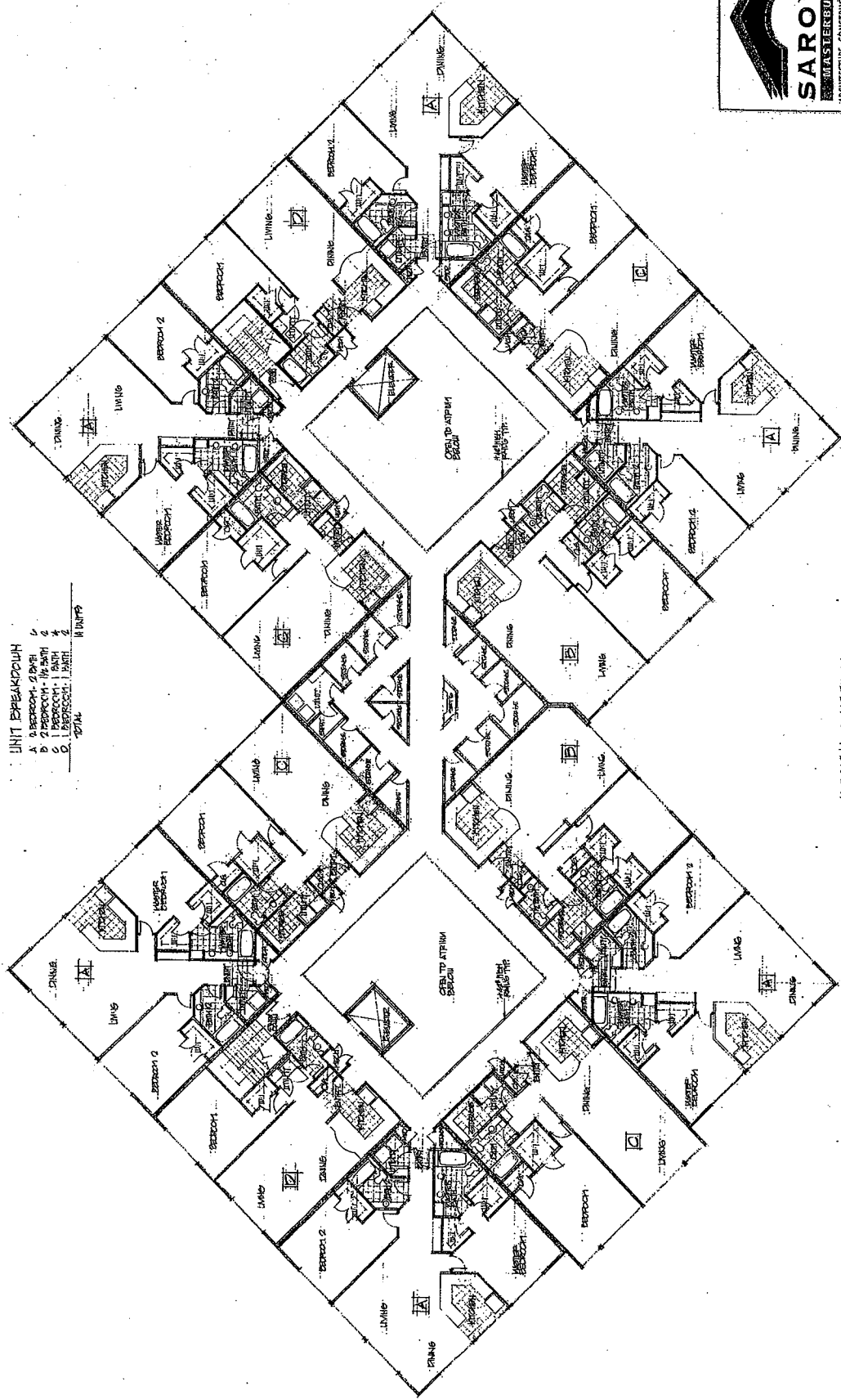
1	BEDROOM	1	BATH
2	BEDROOM	1	BATH
3	BEDROOM	1	BATH
4	BEDROOM	1	BATH
5	BEDROOM	1	BATH
6	BEDROOM	1	BATH
7	BEDROOM	1	BATH
8	BEDROOM	1	BATH
9	BEDROOM	1	BATH
10	BEDROOM	1	BATH
11	BEDROOM	1	BATH
12	BEDROOM	1	BATH
13	BEDROOM	1	BATH
14	BEDROOM	1	BATH
15	BEDROOM	1	BATH
16	BEDROOM	1	BATH
17	BEDROOM	1	BATH
18	BEDROOM	1	BATH
19	BEDROOM	1	BATH
20	BEDROOM	1	BATH

DESIGN CENTER LLC
3RD FLOOR PLAN
DATE: 10-12



SAROYAN
ARCHITECTURE
ARCHITECTURE CONSTRUCTION INTERIORS
1410 E. 13th St., Suite 100, Tulsa, OK 74103
918.438.1400


DESIGN CENTER LLC
4TH FLOOR PLAN



UNIT BREAKDOWN

A	BEDROOM	2
B	BATH	2
C	BEDROOM	2
D	BATH	2
TOTAL		8 UNITS

DESIGN CENTER LLC
4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

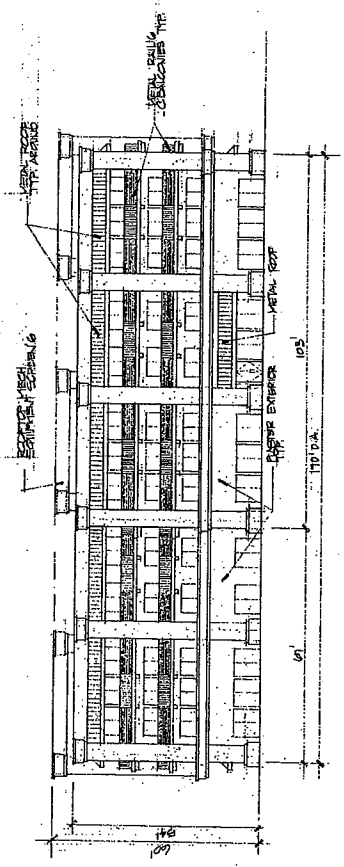


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 710 Redwood Ave., Red City, CA 94583
 (925) 331-1800, fax (925) 331-1608
 saroyan@icr.com

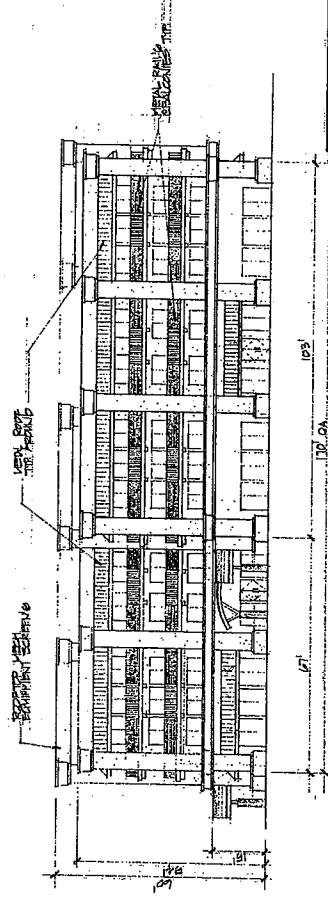
DESIGN CENTER LLC
 PROPOSED ELEVATIONS

6

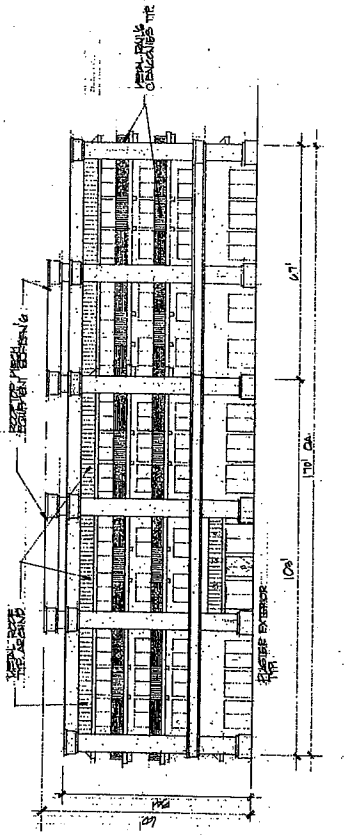
PROPOSED ELEVATIONS - DESIGN CENTER LLC
 SCALE 1/8" = 1'-0"



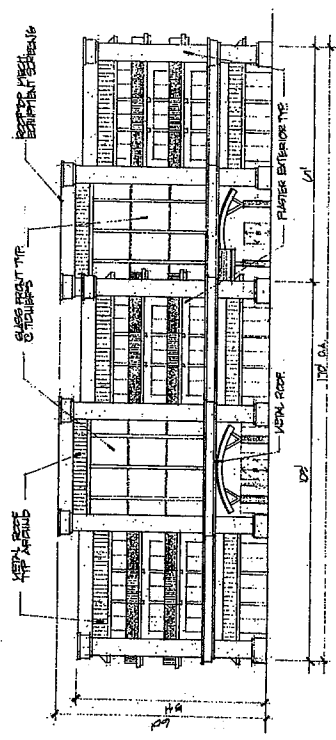
SIDE ELEVATION - WEST



SIDE ELEVATION - EAST



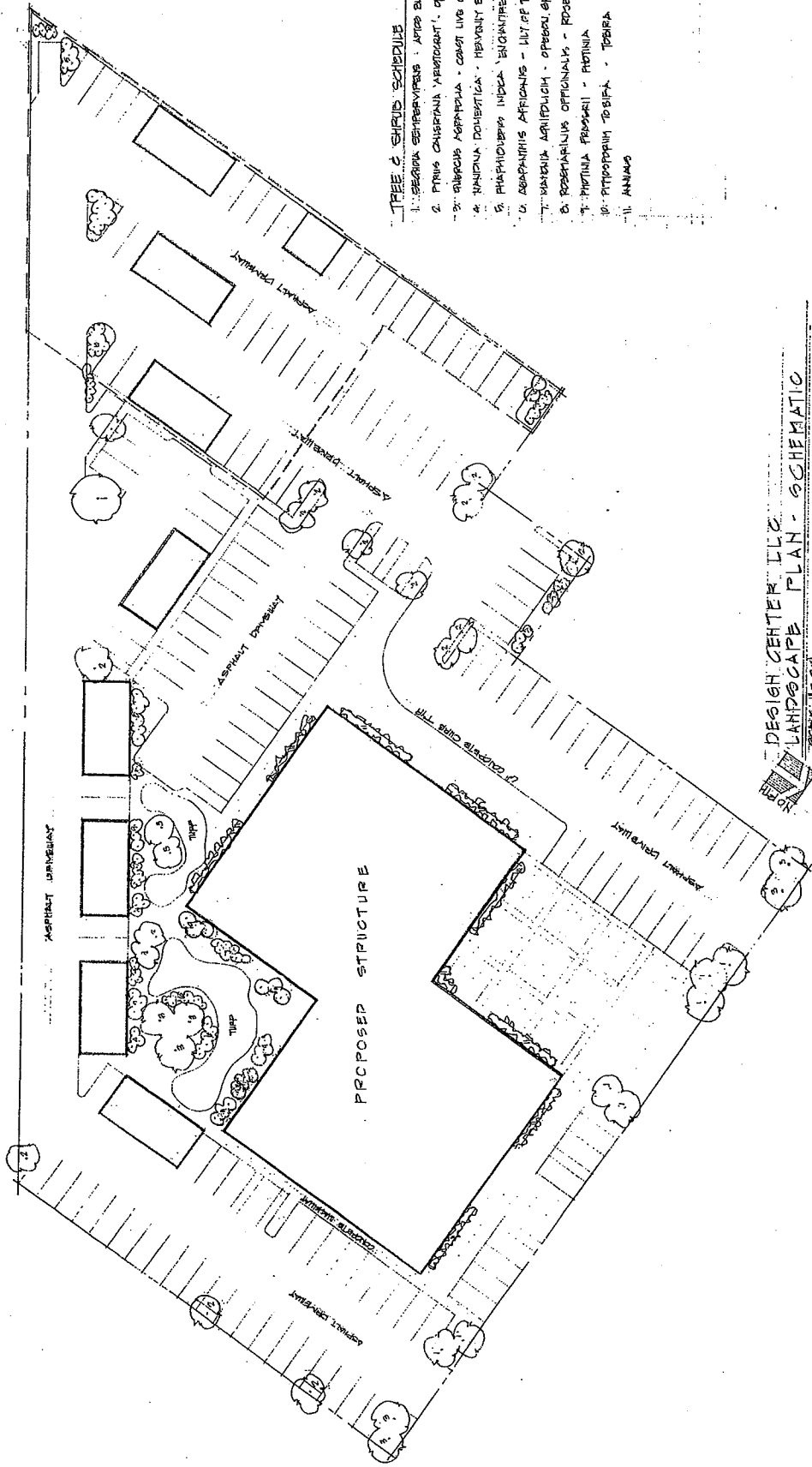
REAR ELEVATION - SOUTH



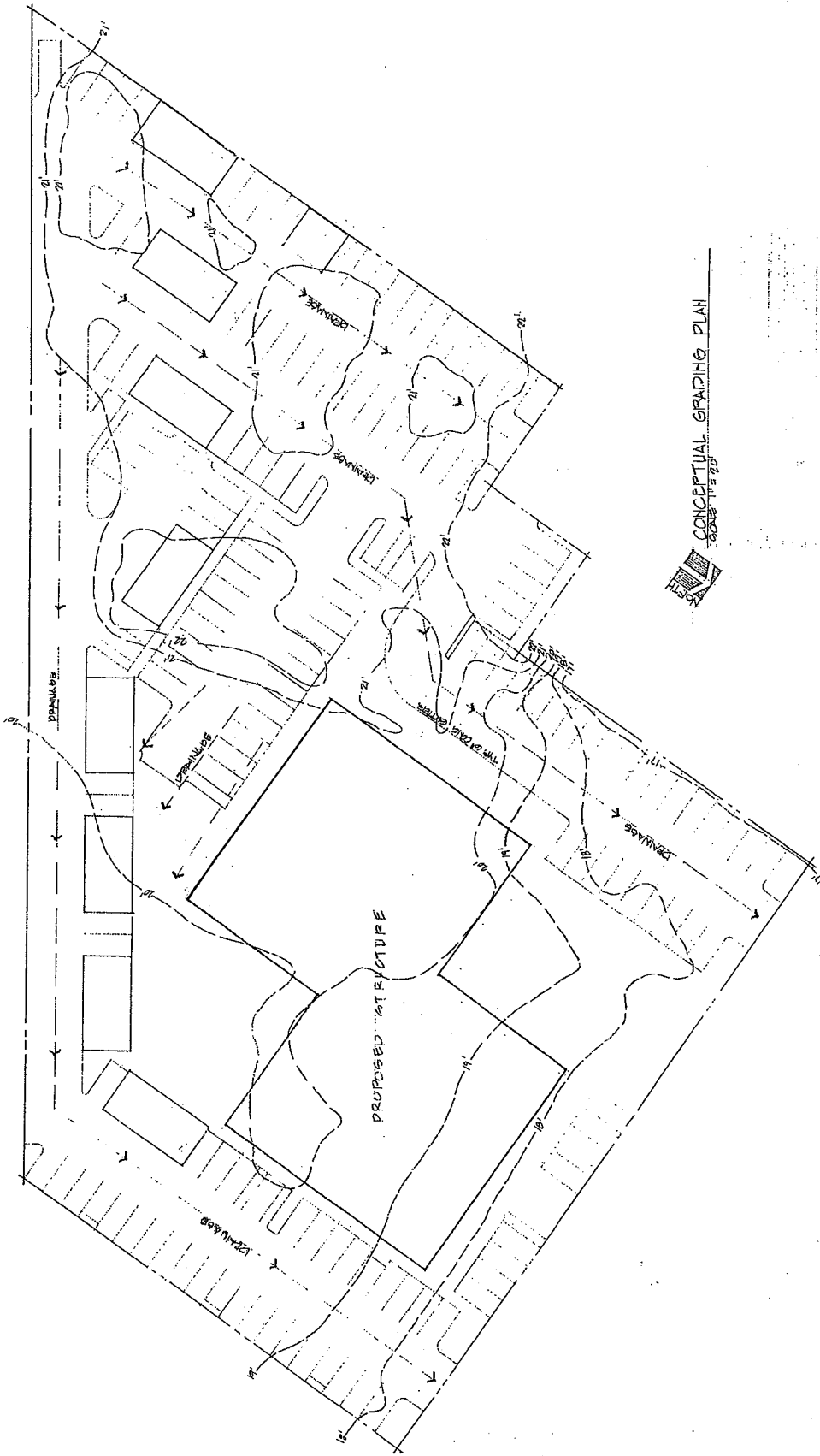
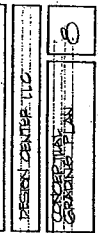
FRONT ELEVATION - NORTH



- TREE & SHRUB SCHEDULE**
1. SEACORNIA SERRIFOLIATA - ARTOS BLUE
 2. PINUS CANSADENSIS - VANDERHART - ORNAMENTAL PFT
 3. RUBUS KOFFMANNI - COAST LIVE OAK
 4. RANUNCULUS AQUILEGIA - HEAVENLY BANQUET
 5. RHAPHANISTRUM INDIANUM - BRIGHT TREES - INDIA HAZELBUSH
 6. ADONIS AFRICANUS - LIST OF THE HILL
 7. ROSEMARYLIUS OFFICINALIS - OPHEUS BRATE
 8. PHOTINIA FRAGRANS - PHOTINIA
 9. PITTOSPORUM TORBIFA - TORBIFA
 10. ANANIAS



DESIGN CENTER ILLC
LANDSCAPE PLAN - SCHEMATIC
SCALE: 1" = 20'



CONCEPTUAL GRADING PLAN
DATE: 12-12-20



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 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 previously prepared or outside documents 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Items a, b, c, d: The site for the proposed project is currently used for informal parking serving surrounding businesses. It has a compacted earthen and crushed rock surface through the majority of the property and the remaining area is unmaintained. The proposed project, although four stories tall, is expected to have a positive aesthetic impact on the surrounding area. The building is 60 feet tall at its highest points and will be a prominent visual landmark. However, as an infill project with attractive architectural detail, landscaping, and materials, the visual affect on the surrounding area will be minimal compared to the existing vacant conditions. The project is in a redevelopment area where future development will likely result in buildings similar in size to the proposed project, and as such, buildings that are more compatible with the scale of the proposed development than the existing uses in the area. Due to these points, the project is not expected to have an adverse impact on any significant public viewpoint or vista.

The project will be a source of night-time light that will be visible from multiple viewing points in Seaside and Monterey. In relationship to the surrounding viewshed the proposed project is not expected to adversely affect any day or night-time views in the area.

2. AGRICULTURAL 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 prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion: See Section 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
c) 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Items a, b, & c: The project will introduce an additional 28,316 sq. ft. of office/retail space and 30 apartments/condominiums into the City of Sand City, which will have negligible sustained impacts on air quality and will not violate any existing air quality standard or plan. Although the project will generate additional traffic and subsequently, more emissions, the relatively small size of the project, the project will not trigger any thresholds of significance. The Monterey Bay Unified Air Pollution Control District's *Air Quality Management Plan* considers impacts generated by jurisdiction growth consistent with AMBAG projections. This project will create growth that is within regional AMBAG projections and is, therefore, consistent with the *Air Quality Management Plan*. This project will not result in an impact greater than that anticipated in the Sand City General Plan. As such, there will be a **less than significant** impact on air quality.

Item d: The only potentially significant impacts to air quality would be temporary and would occur during the construction and grading phases of the development. The disturbance of the soil, along with exposure of various ozone-contributing chemicals and solvents (transmitted through fuel vapors and vehicle emissions), will temporarily impact local air quality. To reduce the potential impacts during the construction and grading phase, a Mitigation Measure is included that would reduce the overall impact on air quality to a level that is **less than significant**.

MM 1 Construction contractors shall implement a dust abatement program to be reviewed and approved by the Director of Public Works prior to issuance of building or grading permits. The program shall include the following:

- Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Apply non-toxic soil stabilizers or cover storage piles and inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days.)
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover all trucks hauling dirt, sand, or loose materials, or maintain at least 2 feet of freeboard.
- Sweep streets if visible soil material is carried out from the construction site.
- Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

Items e & f: The project will not result in any sustained emission of air pollutants at a concentration that might impact sensitive receptors. The residential, commercial, and professional uses will not generate any substantial odor that might affect a substantial number of people. However, neighboring uses include automobile shops that emit harmful emissions monitored and permitted by the MBUAPCD under permits designed to minimize impacts to sensitive receptors. Gene's Auto Body, which is adjacent to the proposed project site, is located at 534 Shasta Avenue and has several MBUAPCD permits that allows for the release of paint related emissions. These permits include two Preparation Area Permits (9123A and 9124A) and one Painting Booth Permit (4773A). All MBUAPCD permits include conditions prohibiting the creation of a nuisance by the use. As such, if the emissions were found to be a nuisance to the development proposed, MBUAPCD would take action to rectify the nuisance upon a valid complaint. For this reason, impacts of emissions and odors to sensitive receptors would be **less than significant**.

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?	<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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion: See Section 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 as defined in 15064.5?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Item a: The structure located at this project site are in a state of disrepair. No evidence of historic significance of the structures or property on the project site has been discovered. As such, its demolition will have **no impact** on historic resources or efforts for their preservation.

Items b, c, & d: Though highly unlikely, there remains the possibility that archaeological or paleontological resources, or human remains may be discovered during the grading and disturbance of the site. Discovery of remains is unlikely, in part because of the historic use of the site and the large amount of grading that has occurred as a result of past uses of the site. The included Mitigation Measures reduce any potential impact to a level that is **less than significant**.

MM 2 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. The Sand City Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery.

MM 3 In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Uniform Building Code, creating substantial risks to life or property?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The City of Sand City is located within Seismic Zone 4 of the Uniform Building Code and is in the vicinity of three major fault zones that are considered seismically active, including the Monterey Bay Fault zone immediately west of Sand City in the Monterey Bay, the San Andreas Fault Zone approximately 20 miles to the northeast, and the Palo-Colorado-San Gregorio Fault Zone located approximately 12 miles to the west. Since these faults are not located underneath the City of Sand City, ground rupture, even during a major earthquake, along these fault lines would not be expected to occur within the City. Two concealed faults have been identified along the Monterey Bay Fault Zone, which have been inferred to be underneath the City of Sand City itself. These faults are known as the Seaside and Ord Terrace faults and are both located north of the project site. The State Geologist's office last evaluated these faults in 1984 and determined that no surface faulting was found at that time on either fault. Furthermore, these faults are considered to be "Pre-Quaternary", which means that no movement has occurred along these faults in the last 1.6 million years. Therefore, these faults are not considered to be potentially active, and are not subject to Alquist Priolo special study requirements.

Discussion/Conclusion:

Item a, sections i., ii., iii., iv.: The Sand City General Plan rates the degree of seismic hazard for the community. Most of the project site is rated as moderate for seismic hazard. Ground shaking, differential settling and liquefaction are considered moderate to major hazards. These hazards are consistent with other areas within the region. Standard construction and engineering requirements subject to Seismic Zone 4 requirements of the UBC are considered adequate to address these hazards. This Due to these points, potential impacts are expected to be **less than significant**.

Item b, c, d, e: As part of the Sand City approval process, a grading plan, soils report, drainage plan and erosion control plan must be submitted for review and approval by the City Engineer. Grading must conform to the City of Sand City standards and specifications. Compliance with these plans will insure that no significant impacts result from the proposed project. Project approval is conditioned on the submission of a soils report demonstrating that site soil is not expansive. Therefore, any potential impacts are **less than significant** with mitigation incorporated.

MM4: Prior to issuance of a building permit, the applicant shall provide two copies of a soils report prepared by a registered civil engineer. The report shall include data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading criteria for corrective measures and opinion in soil and foundation adequacy for the intended use. These recommendations shall be required conditions of the building permit.

7. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion: See Section IV and Section VI (3) (e & f) and Section VI(11)e

8. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Item a: The parking areas of the proposed development will have minor non-point source automobile-related waste products entering the storm water system during storm events. Since the proposed project is a mixed-use development that does not propose the use of hazardous materials on an ongoing basis, the minor non-point discharge that will be experienced is consistent with development thresholds and assumptions anticipated in the Sand City General Plan and, as such, this impact is considered **less than significant**.

Item b: There is currently a well on the property. This well will be limited to landscaping use only, and as such will not result in significant drawdown of the Sand City aquifer. If this well is abandoned, it will be required to be abandoned per Monterey County Environmental Health standards.

The majority of the site will be covered in impervious surfaces following construction and, as such, will not allow for the percolation of water into the aquifer. However, due to the historic use of the property as a sand packaging, concrete batch plant and parking area, the area is highly compacted and does not allow for efficient percolation in its current state. Therefore, this project will result in a **less than significant** impact on groundwater systems.

Items c, d, e & f: The proposed project will involve grading activities typical of development on relatively flat terrain. Implementation of the proposed project would result in the conversion of 2.68 acres of a previous industrial use to dense residential, commercial, and professional use within the City of Sand City. The conversion of this land would increase the amount of surface area impervious to water, such as pavement, roofing and walkways, increasing storm-water runoff from the project site. Grading activities may lead to erosion and siltation on or off the project site.

Surface drainage from the site will be collected through street drains, delivered to storm sewers, routed via developer funded and constructed curb and gutter improvements to the storm drain inlet located on Ortiz Avenue. The development is not expected to have a greater impact than what was anticipated in the Sand City General Plan and CIP. As such, the required drainage facilities are adequate to serve this project.

During the rainy season, grading operations may impact surface runoff by increasing the amount of silt and debris carried by the storm water runoff. Areas with uncontrolled concentration flow will experience loss of material within the graded area and it could potentially impact the downstream water quality of area waterways, including the Monterey Bay.

Parking and use of construction equipment and other vehicles onsite during future construction may result in spills of oil, grease, or related pollutants that may discharge onsite. Improper handling, storage, or disposal of fuels and materials could cause water quality degradation.

Implementation of standard erosion control and grading methods will result in potential impacts being considered **less than significant**.

Items g, h, i and j: The only area within Sand City subject to a 100-year flood is a small section of land north of Bay Avenue and west of Route 1. The California Department of Parks and Recreation and the Monterey Regional Parks District have acquired much of this property, to be used as future park facilities. The Project would not place housing within a flood hazard area. The project area would not be affected by inundation resulting from the failure of dams, the area is not subject to dam failure inundation. The City of Sand City is located adjacent to Monterey Bay, and is possibly susceptible to tsunami; however, the project site is located approximately 1600 feet from the mean high water line of the bay. The project site is at an elevation of approximately 30 feet. A dune and Highway 1, at an elevation of approximately 45 feet, are located west of the site, between the site and the bay. There are no bodies of water in the vicinity that might present a threat of seiche. The area is relatively flat and not subject to mudflow. In addition, potential impacts are not expected to be greater than what was anticipated in the Sand City General Plan. Therefore, the project's impact would be considered **less than significant**.

9. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Traditionally, Sand City has been perceived as an industrial city with a small residential population. In recent years, the city has increased its commercial land use with the development of destination commercial uses in the Sand Dollar and Edgewater Shopping Centers. The City’s 2002 General Plan fosters a “new vision” for Sand City which would include the continued transformation from an industrial community to one with mixed uses, including a thriving artist and artisan community.

The project site is designated as Mixed Use Development (MU-P). This designation is applied to areas where low impact light manufacturing and commercial uses are intermixed with residential uses, including live-work units. It is expected that typical densities within the MU-P area would be 18 units per acre although residential developments that do not exceed 23 dwelling units per acre are also permitted. The proposed project results in a density of approximately 13 dwelling units per acre.

Item a: The project is not anticipated to negatively impact any established community as it will occur in an existing mixed use neighborhood consisting of commercial, industrial, and residential uses. The site in its current state created a barrier to smooth circulation through the community and is an aesthetic blight. Upon completion of the project and in evaluating this project in the context of potential future development within Sand City, as anticipated by the City’s general plan, the project fits the projected planned community character of Sand City, and specifically the neighborhood of which the property is a part. As such, there will be **no negative impact** on an established community.

Item b: The project site is currently zoned Coastal Zone Planned Mixed Use (CZ-MU-P) and Planned Mixed Use (MU-P) and has a General Plan designation of Mixed Use Development. The project proposes a four story mixed use buildings with garages, a two

story parking garage, uncovered parking, and access improvements. The first floor will consist of retail uses, the second floor will be office space, and the third and fourth floors will be used as apartments and condominiums. There is 28,316 sq. ft. of office/retail space proposed, and 30 apartments/condominiums. The first floor is primarily retail space varying in size from 810 sq. ft. to 1373 sq. ft., but also includes a 46 person capacity deli-space and a set of male/female restrooms. The second floor contains offices ranging in size from 194 sq. ft. to 484 sq. ft., a small common area, and two sets of male/female restrooms. The third and fourth floors of the building contain housing units, of which there are five "affordable units" included per City requirements. The housing type ranges from "studio" units containing one multi-purpose room and a bathroom to units containing 2 bedrooms, a living room, and 2 bathrooms. The overall footprint of the building is 28,318 sq. ft. The development of this mixed-use development in a range of unit sizes is consistent with the Local Coastal Program, General Plan and Zoning Ordinance. As such, impacts are expected to be **less than significant**.

Item c: There are no adopted habitat conservation plans in place that overlay the project site and no natural habitat exists on the site that would merit preservation based on habitat value. As such, there will be **no impact** on any conservation effort resulting from this project.

10. 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion: See Section IV.

11. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Items a, b & d: The grading of the site and construction of the improvements will generate noise and vibrations that may impact nearby businesses and residences during construction. The Mitigation Measure below has been included to reduce these potential impacts to a **less than significant** level.

MM 5 To reduce the effects of construction noise, the applicant shall require construction contractors to limit high noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday). The applicant may request permission to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Community Development and shall be

pursuant to the limitations that the Public Works Director determines are appropriate. The City Building Official/Planning Director shall conduct monitoring of construction activities to ensure compliance.

Rail service that would potentially run within the TAMC right of way situated along the eastern side of the site is tentatively planned for recommencement in 2009. This use has the potential to create additional noise and vibrations that cannot be addressed in this environmental review due to the lack of information regarding the potential frequency of use and specific type of rail transport to be used. For these reasons, additional analysis would need to be completed by TAMC prior to operation of the rail line in order to assess and mitigate for potential impacts that are found to impact this project following construction.

Item c: It is not anticipated that there will be a sustained increase in noise, with the exception of a minor increase in local traffic noise resulting from the new structure and cumulative development in the area. The anticipated noise levels associated with this project are within accepted thresholds and assumptions as anticipated in the Sand City General Plan, as such, the potential impact from noise to and by the project is considered to be **less than significant**.

Items e & f: No airport or private airstrip currently exists in close proximity to the proposed development. The Monterey Airport is located approximately 7,200 ft (1.36 miles) from the site and its operations will not significantly affect the project. The Monterey Airport's noise impacts are not expected to exceed the impacts analyzed and anticipated in the Sand City General Plan. Noise exposure would be of limited duration, frequency, and intensity. As such, there is a **less than significant** impact from airport or airstrip related noise.

12. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Items a, b, and c: The Association of Monterey Bay Area Governments (AMBAG) sets regional housing goals for cities on the Monterey Peninsula. The proposed location is consistent with the goals of the Sand City General Plan and will not result in a greater impact than what was anticipated in the Sand City General Plan. The construction of the residential/commercial/professional office building will not induce substantial population growth beyond what was anticipated in the Sand City General Plan. The proposed use will create construction, retail, and office jobs consequently creating a need for housing. However, with the residential component of the project, the housing need above what is supplied by the project is considered negligible. In addition, the agreement between the developer and the City requires that there be ten affordable housing units included in the development. These units would include two units for very low-income households, 4 units for lower income households, and four units available for moderate-income households. The project will not cause housing to exceed AMBAG projections and is insignificant as it relates to the cumulative effect of growth in the area and will not exceed official regional or local population projections. The project site is vacant aside for one small office. No existing housing will be displaced, and as such, this impact is considered to be **less than significant**.

13. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Item a: The project has been designed to include fire department access in accordance with the 2001 Uniform Fire Code. The Monterey Fire Department, through a contractual agreement, provides fire protection within Sand City. The closest station is Station #3 located at Montecito and Dela Vina, in Monterey, approximately one mile from the project site. This station is staffed with three full-time personnel and one engine. Additional personnel and equipment are available from other stations depending upon the size and characteristics of the emergency. The current response time from Station #3 is five to seven minutes, which is considered to be an acceptable response time. For these reasons, the potential impacts to the fire department are considered to be **less than significant**.

Item b: The Sand City Police Department provides police services within the city limits, with backup services provided by the City of Monterey and Seaside Police Departments. The Sand City Police Department currently employs a police chief, five full-time patrol officers, and an administrative assistant. The current level of service is approximately one officer per 50 residents. Response times are three to five minutes for emergency calls and five minutes for other calls. The existing response times for all calls are considered excellent, based on comparisons with other small communities. For these reasons, the potential impacts are considered to be **less than significant**.

Item c: Sand City is located within the Monterey Peninsula Unified School District. Children that would reside within the community attend Ord Terrace Elementary School, King Middle School, and Seaside High School. The existing population of the city could not support a public school or a separate district and existing school facilities could accommodate new students generated by the project. Provision of school impact fees will be paid in accordance with Monterey Peninsula Unified School District (MPUSD) requirements, which would result in a **less than significant** impact.

Item d: The proposed project includes a provision for public space in areas around the proposed building. The Plaza and the Courtyard are located on the north and south side of the project respectively. The proposed development will not significantly increase the use of existing neighborhood and regional parks or other recreational facilities. No substantial physical deterioration of park facilities will occur or be accelerated as a result

of the proposed project. For this reason, the project 's impacts to parks are considered to be less than significant.

14. 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?	<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 that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion: See Section IV.

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Items a, b, c, d, e, g: The proposed 2.68 acre project area is zoned Coastal Zone Planned Mixed Use (CZ-MU-P) and Planned Mixed Use (MU-P). The proposed development is consistent with the density for these zoning districts as analyzed in the General Plan. The density of the proposed development is also within the projected traffic thresholds and assumptions analyzed in the General Plan Land Use and Circulation Elements. The proposal includes adequate parking, and street dimensions are consistent with City Standards to provide emergency access. The project is mixed use/live-work space that will provide pedestrian sidewalks to encourage walking on local streets and will include bicycle-parking facilities in accordance with General Plan requirements. The proposed development is located in an area that contains residential, commercial, and industrial uses and would have some visitor use associated with the commercial and office elements of the project. However, these impacts would not be at a level greater than what was anticipated in the Sand City General Plan and corresponding traffic study, which concluded that General Plan buildout would not trigger local level of service (LOS) deficiencies.

As the project is currently designed, it is expected that there will be some cut-through traffic from Elder Ave to Ortiz Avenue and from Ortiz Avenue to Elder Avenue on the driveway aisles constructed as part of the project. This would be a potential timesaving that the internal access ways to the development would provide in shortening trip times between Contra Costa Avenue and Ortiz Avenue. However, cut-through traffic is not anticipated to create a significant impact on the parking and safety of the project. As such, and in analyzed all of the above potential impacts, the proposed project is not anticipated to have a greater impact on transportation and traffic than what was anticipated in the General Plan Initial Study, and therefore, would have a **less than significant** impact.

Item f: The TAMC right-of-way running adjacent to the property is intended to support train service to the Monterey Peninsula in the future. The development of the parking area, as proposed, would require placement of 48 parking spaces on the TAMC right-of-way. TAMC staff has indicated that in order for this to be possible, the developer of the property would need to obtain a renewable two-year lease for the parking, with the limitation that no permanent structures are not allowed and no development that has the potential to impede the future restoration of rail service would be permitted.

There are a large number of parking spaces proposed for the site. There would be 34 spaces in garages, 48 spaces in the TAMC railway right of way, 154 uncovered spaces, and approximately 40 spaces on the upper level of the potential parking structure. Overall, there is a potential for 276 parking spaces and 146 spaces required. This being the case, impacts to parking are considered to be **less than significant**.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Items a, b, and c: Wastewater collection and treatment is currently provided to Sand City by the Monterey Regional Water Pollution Control Agency and the Seaside County Sanitation District. Wastewater is discharged into the Regional Sewage Treatment Plant in the City of Marina.

Stormwater runoff needs are handled by onsite percolation systems except in the Old Town area, the Ortiz Avenue area, and the John Street area, which are served by storm drain lines provided and maintained by the City and discharged into the bay. As such, this project will result in a **less than significant** impact.

Item d: Currently, the parcel has 4.1999 acre-feet in water credits available from Cal-Am Water Company and an additional 1.0 acre foot of water for use on the Robinette site has been allocated by the City for a total of 5.1999 acre feet of water available. Any development proposed that would require more water credits would not be allowed to move forward until those credits were obtained.

There is currently a well on the property. This well will be limited to landscaping use only, and as such will not result in significant drawdown of the Sand City aquifer. If this well is abandoned, it will be required to be abandoned per Monterey County Environmental Health standards. For the above stated reasons, this project will result in a **less than significant** impact on water systems and entitlements.

Item e, f, and g: The Project is consistent with the anticipated impacts analyzed in the Sand City General Plan Initial Study/Negative Declaration. Local utilities, including water and sewer lines, will be extended to the individual lots. The project is served by a landfill with sufficient capacity to serve the proposed dwellings. As such, this project will result in a **less than significant** impact.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion/Conclusion:

Item a:

Based upon the findings of this environmental initial study, the proposed project would not significantly degrade or diminish the quality of the environment and important habitat areas as there are none located onsite or in the vicinity of the project. For this reason, the potential impacts are considered **less than significant**.

Item b:

The potential for cumulative effects with other projects in the vicinity have been identified and discussed throughout the Initial Study and in the General Plan initial study. The analysis concludes that project-specific mitigation measures and the mitigations included in the General Plan in anticipation of this sites potential environmental impacts reduce cumulative effects to a **less than significant** level with mitigation incorporated.

Item c:

There are no recognized hazardous environmental conditions on the project site or near the project site that have not been permitted and/or anticipated by the Sand City General Plan and addressed through those processes. Therefore, the potential impacts of this project are considered to be **less than significant** with mitigation incorporated.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, watercourses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. Using the above criteria, it is concluded with evidence below that Sand City's procedure for filing a de minimis exemption is appropriate.

Conclusion: The project **will not** be required to pay the fee.

Evidence: No riparian land, rivers, streams, watercourses, or wetlands under state or federal jurisdiction are located on the site. No rare or unique plant life or ecological communities dependent on plant life are located on the site. No listed threatened or endangered plants or animals, or the habitat in which

they are believed to reside is located on the site. No marine terrestrial species subject to the jurisdiction of the Department of Fish and Game or ecological communities in which they reside are located on the site.

IX. REFERENCES

1. Project File, including application and plans
2. City of Sand City General Plan
3. City of Sand City General Plan Initial Study and Negative Declaration
4. City of Sand City Zoning Ordinance
5. City of Sand City Housing Ordinance Initial Study
6. Clysdale, Karen, TAMC Staff. E-mail Correspondence. February 23, 2005.
7. Goodman, Eva, MBUAPCD Staff. Phone Conversation. February 23, 2005.
8. Hintz, Fred. Saroyan Masterbuilder. Phone Conversation. March 2, 2005.
9. MBUAPCD, 1995. CEQA Guidelines
10. Planner site visit February 21, 2005
11. US FEMA, Flood Insurance Rate Maps

CITY OF SAND CITY

RESOLUTION RA 05-03, 2005

**RESOLUTION OF THE SAND CITY REDEVELOPMENT AGENCY
ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) FOR THE
DESIGN CENTER DEVELOPMENT AND DISPOSITION AGREEMENT (DDA)**

WHEREAS, the Sand City Redevelopment Agency (Agency) is the lead agency in approving a disposition and development agreement (DDA) with the Design Center, LLC; and

WHEREAS, the Agency has prepared an environmental initial study and proposed mitigated negative declaration (MND) which describes, in general the development that may result from executing the DDA. Said development will consist of: (1) a four-story, mixed commercial/residential development on a 2.68 acre property known as the "Robinette Site", located at the southern terminus of Hickory Street and adjacent to the Transportation Agency for Monterey County (TAMC) rail right-of-way, (2) approximately 28,300 square feet of commercial floor area providing a mix of retail and office uses on the first two floors of the development with 2 stories above of 30 residential units, 10 of which will be "affordable housing units" under the terms of the DDA, with accessory parking facilities; and

WHEREAS, the Agency finds that initial study and mitigated negative declaration, attached hereto as Exhibit A and incorporated herein by this reference has been prepared in accordance with the California Environmental Quality Act (CEQA) and its related guidelines and said initial study is complete, correct and adequate; and the Agency further finds that with mitigation measures to be adopted, the proposed project will not result in a significant impact on the environment; and

WHEREAS, the Agency is also adopting a mitigation monitoring program to insure that the mitigation measures recommended in the negative declaration are implemented and said program is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Sand City Redevelopment Agency hereby adopts the mitigated negative declaration and mitigated monitoring program for the proposed project and further directs the City Clerk to file a notice of determination following the Agency's approval of the proposed Design Center DDA.

Sand City Redevelopment Agency Resolution RA 05-03, 2005.

PASSED AND ADOPTED by the Sand City Council this 19th day of April, 2005, by the following vote:

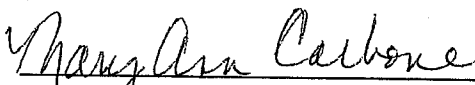
AYES: Council Members Carbone, Morris, Pendergrass

NOES: None

ABSENT: None

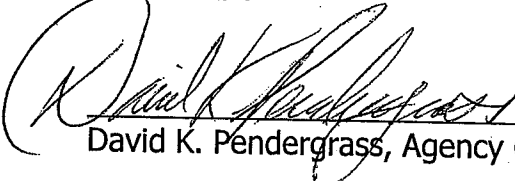
ABSTAIN: Council Members Blackwelder, Hubler

ATTEST:



Mary Ann Carbone, Agency Secretary

APPROVED:



David K. Pendergrass, Agency Chair

The Design Center Mitigated Negative Declaration
Mitigation Monitoring Program

Condition No.	Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed	Implementation Verified By Comm. Dev. Dir.
1	Construction contractors shall implement a dust abatement program to be reviewed and approved by the Director of Public Works prior to issuance of building or grading permits.	Prior to Construction	Project Applicant	Community Development Director		
2	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-ft) of the find until a qualified professional archaeologist can evaluate it. The Sand City Planning Department and a qualified archaeologist 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 the discovery.	Ongoing	Project Applicant	Community Development Director		

The Design Center Mitigated Negative Declaration
Mitigation Monitoring Program

Condition No.	Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed	Implementation Verified By Comm. Dev. Dir.
3	In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. The Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.	Ongoing	Project Applicant	Community Development Director		
4	Prior to issuance of a building permit, the applicant shall provide two copies of a soils report prepared by a registered civil engineer. The report shall include data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading criteria for corrective measures and opinion in solid and foundation adequacy for the intended use.	Prior to Construction	Project Applicant	Community Development Director		

The Design Center Mitigated Negative Declaration
Mitigation Monitoring Program

Condition No.	Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed	Implementation Verified By Comm. Dev. Dir.
5	<p>To reduce the effects of construction noise, the applicant shall require construction contractors to limit high noise-producing activities to the lease noise sensitive times of day and week (e.g., 7:00 a.m. to 6:00 p.m., Monday through Friday) The applicant may request permission to continue with construction through the weekend. Said request shall be submitted in writing for review and approval by the Director of Community Development, and shall be pursuant to the limitations that the Public Works Director determines are appropriate. The City Building Official/Planning Director shall conduct monitoring of construction activities to ensure compliance.</p>	Ongoing	Project Applicant	Community Development Director		