

EXHIBIT 13-D

**City of Monterey
Environmental Checklist Form**

1. **Project title:** Uptown Monterey
2. **Lead agency name and address:** City of Monterey, Planning Division, Monterey, CA 93940
3. **Contact person and phone number:** Kimberly Cole 831-646-3759
4. **Project location:** 570 Munras Avenue, Monterey, CA 93940
5. **Project sponsor's name and address:** Foothill Partners, 5176 Hillsdale Circle, Suite 100, El Dorado Hills, CA, 95762
6. **General plan designation:** Commercial
7. **Zoning:** C-2
8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
The applicant requests approval of a Use Permit. The project proposes to remodel and expand the existing grocery store into a specialty grocery store (lease with Trader Joes) and several commercial shops. A new 3,655 square foot freestanding, one-story commercial structure will be constructed on the site adjacent to Munras Avenue. Total building square footage will be 25,187 square feet. The parking lot will be re-configured.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in the City of Monterey downtown, a commercial district. The project site has access to two commercial streets, Munras Avenue and Hartnell Street. Surrounding uses include retail stores, offices, bakery, Cooper Molera historic adobe, bus transit center, medical offices, and U.S. Post Office.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency) 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.
- X 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.

Public Review Period

Begins: August 23, 2006
Ends: September 12, 2006

Public Meeting

Date: September 12, 2006
Time: 4 p.m.
Location: Council Chambers
Few Memorial Hall of Records
Reviewing Body: Planning Commission

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Signature Kimberly Cole **Date:** August 23, 2006

Printed name Kimberly Cole, AICP

Title Senior Planner

Address: City of Monterey, City Hall, Community Development Department, Monterey, CA 93940

Phone Number: (831) 646-3759

Fax Number: (831) 646-3408

- Attachment:**
1. Location Map
 2. Project Plans
 3. Summary Map of Traffic Mitigation Measures

- c: City Council
 Planning Commission
 Historic Preservation Commission
 Architectural Review Committee
POST (Outside City Clerk's Office)
 Community Development Director
 Clerk to the Board, County of Monterey, P.O. Box 1728, Salinas, CA 93902
 League of Women Voters, Jean Esary, 4078 El Bosque Drive, Pebble Beach, CA 93953
 Molly Erickson, P.O. Box 2448, Monterey, CA 93942-2448
 Monterey Bay Unified Air Pollution Control District, 24580 Silver Cloud Court, Monterey, CA 93940
 Chris Fitz, LandWatch of Monterey County, P.O. Box 1876, Salinas, CA 93902

Old Monterey Business Association, Rick Johnson, 321 Alvarado Street, Suite G, Monterey, CA 93940
Old Monterey Business Association, Maureen Doran, President, c/o Monterey Hotel, 406 Alvarado Street,
Monterey, CA 93940
Old Town Neighborhood Association, Tom Bruneau, 482 High Street, Monterey, CA 93940
California Department of Parks & Recreation, Matthew Fuzie, District Superintendent, 2211 Garden Road,
Monterey, CA 93940
California Department of Parks & Recreation, Pam Armas, Sector Superintendent, 2211 Garden Road,
Monterey, CA 93940
Barbara A. Campagna, AIA, Stewardship of Historic Sites, National Trust for Historic Preservation, 1785
Massachusetts Avenue, N.W., Washington, DC 20036-2117
Anthea Hartig, National Trust for Historic Preservation, 1785 Massachusetts Ave, NW, Washington, DC
20036-2117
Milford Wayne Donaldson, FAIA - State Historic Preservation Officer, California Department of Parks and
Recreation, Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City of Monterey Planning Division.

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
I. AESTHETICS – Would the project:					
a) Have a substantial adverse effect on a scenic vista?		X			City of Monterey Community Development Department
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		City of Monterey Community Development Department
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X			City of Monterey Community Development Department, City of Monterey General Plan Design Element and Downtown Area Plan
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			City of Monterey Community Development Department
<p>Discussion, where applicable: a-d. The project will improve and slightly expand an existing structure and introduce a new one-story building along Munras Avenue. The new building will be located adjacent to Munras Avenue to continue and enhance the pedestrian use of downtown Monterey. The existing and proposed buildings will be visible from the historic Cooper Molera garden. To mitigate any impact to a less than significant level, the following conditions of approval are required:</p> <ul style="list-style-type: none"> • All mechanical equipment must be screened from view and should not be located on the roof of the new building. Special attention shall be given to views from the Cooper Molera garden. • Any new proposed lights must be directed to an object and the light source (bulb) must be shielded. Architectural lighting is not permitted. • Applicant shall not employ reflective glass on the storefront windows. Windows shall be transparent. These mitigation measures incorporate recommendations from the National Trust for Historic Preservation, owner of the Cooper Molera Adobe. 					
<p>II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	City of Monterey Community Development Department
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	City of Monterey Community Development Department
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?				X	City of Monterey Community Development Department
<p>Discussion, where applicable: a-c. The site does not contain any agricultural resources or the potential for agricultural production.</p>					

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
III. 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:					
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
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 which exceed quantitative thresholds for ozone precursors)?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
d) Expose sensitive receptors to substantial pollutant concentrations?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
e) Create objectionable odors affecting a substantial number of people?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
<p>Discussion, where applicable:</p> <p>a. The project will not obstruct the implementation of any air quality plan.</p> <p>b-c. The project will be constructed utilizing standard construction techniques and will not violate any air quality standard or contribute substantially to an existing or project air quality violation. Moreover, it will not result in a cumulative net increase for any criteria pollutant for which the project region is non-attainment.</p> <p>d. The project will not expose sensitive receptors to substantial pollutant concentrations.</p> <p>e. The project will house a mixture of commercial uses. Service and trash areas will be located behind the main building and will not create objectionable odors.</p>					
IV. BIOLOGICAL RESOURCES – Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any				X	City of Monterey General Plan, Maps 8 and 9

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
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?					
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	City of Monterey General Plan, Map 9
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?				X	City of Monterey Community Development Department
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	City of Monterey Community Development Department
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	City of Monterey, Zoning Ordinance, Chapter 37, Preservation of Trees and Shrubs
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	City of Monterey Community Development Department
g) Will the project remove significant trees or significant groups of trees?				X	City of Monterey Community Development Department
h) Will the project threaten rare and endangered species of marine animals?				X	City of Monterey General Plan, Maps 8 and 9

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
<p>Discussion, where applicable :</p> <p>a. The project is located in a developed commercial district and most of the new construction is proposed as redevelopment of an existing paved parking lot. The project will not 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.</p> <p>b-c. The project site does not effect a riparian habitat, wetlands, or other sensitive natural community.</p> <p>d. The project site will not substantially impact migratory fish or wildlife.</p> <p>e.g. The project does not impact any significant trees.</p> <p>f. The project will not conflict with an adopted Habitat Conservation Plan, Natural Community Plan or other habitat conservation plan.</p> <p>h. The project is located in a developed commercial district and the building addition is proposed as redevelopment of an existing paved parking lot. The project will not threaten rare and endangered species of marine animals.</p>					
<p>V. CULTURAL RESOURCES – Would the project:</p>					
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Intent is to address impact to onsite historic resources and adjacent historic resources.)</p>		X			City of Monterey Community Development Department
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?</p>		X			City of Monterey Community Development Department
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>				X	City of Monterey Community Development Department
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a. The project site is located next to the Cooper Molera Adobe and gardens. The existing structures are visible from the garden area. The project will enhance the existing structure and generally improve the City's built landscape. A few mitigation measures are recommended to reduce any potential impact to the historic garden area:</p> <ul style="list-style-type: none"> • All mechanical equipment must be screened from view and should not be located on the roof of the new building. Special attention shall be given to views from the Cooper Molera garden. • Any new proposed lights must be directed to an object and the light source (bulb) must be shielded. Architectural lighting is not permitted. • Applicant shall not employ reflective glass on the storefront windows. Windows shall be transparent. These mitigation measures incorporate recommendations from the National Trust for Historic Preservation, owner of the Cooper Molera Adobe. <p>b-d. No archaeological resources or human remains are expected on this site because it has been previously excavated to build the existing structure, parking lot, and site drainage. However, the project site is located in downtown Monterey. As a result, staff recommends the following mitigation measure:</p> <ul style="list-style-type: none"> • If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150) feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. 					
<p>VI. GEOLOGY AND SOILS – Would the project:</p>					
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>					

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		City of Monterey Community Development Department
ii) Strong seismic ground shaking?			X		City of Monterey General Plan, Safety Element
iii) Seismic-related ground failure, including liquefaction?			X		City of Monterey General Plan, Safety Element
iv) Landslides?				X	City of Monterey General Plan, Safety Element
b) Result in substantial soil erosion or the loss of topsoil?				X	City of Monterey Community Development Department
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			City of Monterey Community Development Department
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		City of Monterey Community Development Department
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?				X	City of Monterey Community Development Department
Discussion, where applicable:					
a. The project site is not located in an Alquist-Priolo earthquake fault zone. However, the site could be subject to groundshaking during an earthquake. The project will be designed to comply with all Uniform Building Code requirements, which makes the impact less than significant.					
b-d. The applicant is proposing to build a new structure on the project site. There is a 72" underground culvert pipe carrying water from the Hartnell Gulch to the Pacific Ocean. The applicant shall be required to maintain this pipe and ensure its safety during construction. To mitigate this impact:					
<ul style="list-style-type: none"> • The pipe location and foundation details shall be added to the construction drawings. This information shall be submitted to the City Engineer for approval. 					
e. Septic tanks or alternative wastewater disposal systems are not proposed.					
VII. HAZARDS AND HAZARDOUS MATERIALS –Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	City of Monterey Community Development Department
b) Create a significant hazard to the public or the environment				X	City of Monterey Community Development Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	City of Monterey Community Development Department
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	City of Monterey Fire Department
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?				X	City of Monterey Community Development Department
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?				X	City of Monterey Community Development Department
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	City of Monterey Police and Fire Departments
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 when residences are intermixed with wildlands?				X	City of Monterey General Plan, Figure 14
<p>Discussion, where applicable:</p> <p>a-c. The project site will be developed for commercial use. This use is not anticipated to use hazardous materials or cause the release of hazardous materials.</p> <p>d. The site is not known to contain any hazardous materials.</p> <p>e-f. The project site is not located in the airport flight path or vicinity of a private airstrip.</p> <p>g. The project will not interfere with any emergency response plan.</p> <p>h. The project site is located in a developed commercial district. There is no significant risk from wildland fires in this area.</p>					
VIII. HYDROLOGY AND WATER QUALITY – Would the project:					
a) Violate any water quality standards or waste discharge requirements?			X		City of Monterey Public Works Department
b) Substantially deplete groundwater supplies or interfere			X		City of Monterey Public Works Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
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)?					
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 which would result in substantial erosion or siltation on- or off-site?			X		City of Monterey Public Works Department
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 which would result in flooding on- or off-site?			X		City of Monterey Public Works Department
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?			X		City of Monterey Public Works Department
f) Otherwise substantially degrade water quality?			X		City of Monterey Public Works Department
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?				X	Flood Insurance Rate Map
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	Flood Insurance Rate Map
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?				X	City of Monterey Public Works Department
j) Cause inundation by seiche, tsunami, or mudflow?				X	City of Monterey General Plan, Figure 13

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
<p>Discussion, where applicable:</p> <p>a,c-e. The project will not result in any significant changes to drainage patterns or stormwater facilities because the addition is proposed in a developed commercial area and on the site of an existing paved parking lot. The existing 72" culvert will be retained and protected onsite. The project will not violate any water quality standards or waste discharge requirements.</p> <p>b. Development of the project will only be possible upon allocation of water to the site by the Monterey Peninsula Water Management District. The Water District is a separate entity over which the City has no jurisdiction. The Water District closely manages the availability and allocation of water based on historic use and safe yield studies and provides environmental review of the allocation and use of water from the sources it has chosen.</p> <p>The City of Monterey imposes a standard condition of approval that requires submittal of documentation that a water allocation has been secured by the applicant. The Community Development Department does not issue a building permit unless water is available and allocated to the project. Therefore, the proposed project will not contribute to a direct or cumulative impact on water supply.</p> <p>f. No degradation in water quality is expected.</p> <p>g-j. The project site is not located in a flood hazard area according to the Flood Insurance Rate Map.</p>					
IX. LAND USE AND PLANNING – Would the project:					
a) Physically divide an established community?				X	City of Monterey Community Development Department
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?				X	City of Monterey General Plan; Downtown Area Plan; City of Monterey Zoning Ordinance
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a. The project is an infill development and will not divide an established community.</p> <p>b. The project is consistent with the City of Monterey General Plan, Zoning Ordinance and Downtown Area Plan.</p> <p>c. The project does not conflict with any applicable habitat conservation or natural community conservation plan.</p>					
X. MINERAL RESOURCES – Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	City of Monterey Community Development Department
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a-b.No mineral resources exist on the project site.</p>					
XI. NOISE – Would the project result in:					
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				X	City of Monterey General Plan, Noise Element

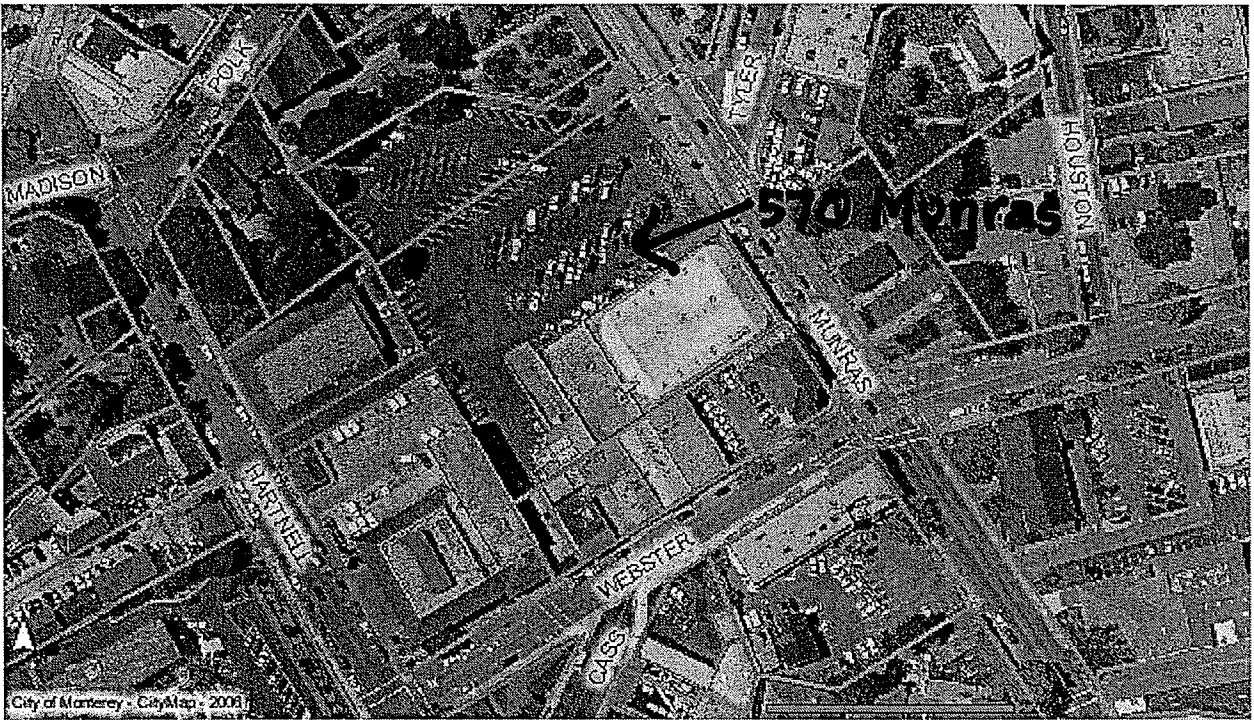
SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
standards of other agencies?					
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X			City of Monterey Community Development Department
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	City of Monterey Community Development Department
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		City of Monterey Community Development Department
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?				X	Monterey Peninsula Airport, FAR Part 150 Airport Noise Exposure Map, Figure 4-3, Page 4-13 (November 21, 1997)
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?				X	City of Monterey, Community Development Department
<p>Discussion, where applicable:</p> <p>a,d. The project will have short term noise impacts from construction. This is considered to be a typical construction impact and is less than significant when it occurs during daylight hours. A condition will be imposed to limit construction hours to Monday –Friday between 7 a.m. and 7 p.m. and Saturday and Sunday between 8 a.m. and 6 p.m.</p> <p>b. The applicant will be excavating to construct the addition. Construction equipment can cause vibration during excavation. To mitigate any impacts, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> • An engineer/architect shall provide a monitoring plan for the Cooper Molera adobe and wall. The monitoring plan shall be submitted to the City's Building Division for approval. <p>c. No substantial permanent increase in ambient noise levels is anticipated from the project.</p> <p>e. The project site is located outside of the noise impact area of the Monterey Peninsula Airport.</p> <p>f. The project is not located within the vicinity of a private airstrip.</p>					
XII. POPULATION AND HOUSING – Would the project:					
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)?				X	City of Monterey Community Development Department
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	City of Monterey Community Development Department
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	City of Monterey Community Development Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
Discussion, where applicable: a. The proposed project is an infill development and does not substantially induce population growth. b-c. The project site for the additions is vacant and does not displace housing units or people.					
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?				X	City of Monterey Fire Department
b) Police protection?				X	City of Monterey Police Department
c) Schools?			X		City of Monterey Community Development Department
d) Parks?				X	City of Monterey Community Development Department
e) Other public facilities?				X	City of Monterey Community Development Department
Discussion, where applicable: a, b, d, e. No significant impacts will occur. c. The Monterey Peninsula Unified School District requires a school impact fee to mitigate impacts to school facilities. The fee will mitigate the impacts to schools.					
XIV. RECREATION –					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	City of Monterey, Community Development Department
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	City of Monterey, Community Development Department
Discussion, where applicable: a-b. The project will not increase the use of existing parks or require the expansion of recreation facilities.					
XV. TRANSPORTATION / TRAFFIC – Would the project:					
a) Cause an increase in traffic which 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)?		X			City of Monterey Traffic Division, General Plan Land Use Element and Circulation Element, 570 Munras Avenue Traffic Impact Study
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	City of Monterey Traffic Division, General Plan Land Use Element and Circulation Element
c) Result in a change in air traffic patterns, including either an				X	Monterey Peninsula Airport District

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
increase in traffic levels or a change in location that results in substantial safety risks?					
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	City of Monterey Community Development Department
e) Result in inadequate emergency access?				X	City of Monterey Fire and Police Departments
f) Result in inadequate parking capacity?			X		City of Monterey Community Development Department and Public Facilities Department
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	City of Monterey General Plan, Land Use Element and Circulation Element
<p>Discussion, where applicable:</p> <p>a-b. The City's Traffic Division evaluated the proposed development proposal and is recommending the following mitigation measures to maintain an acceptable level of service on adjacent streets and minimize traffic conflicts:</p> <ul style="list-style-type: none"> • Provide one shared left-turn and through exit lane, one right-turn exit lane and one entry lane at the Munras Avenue project driveway. The driveway configuration requires a 35' wide driveway. • Eliminate two parallel parking spaces on the north side of Hartnell (one each side of the proposed Hartnell driveway) to provide adequate visibility for drivers. • Add signs prohibiting pedestrian traffic entering the Hartnell driveway with directions to the pedestrian walkway. • Eliminate three parking spaces adjacent to the front of the remodeled building, along the east side of the exit aisle. The exit queue is expected to continuously block these three spaces. • Eliminate the tree well directly opposite the loading dock to provide room for delivery trucks backing into the loading dock. • Eliminate the parking space along the south fence adjacent to the Hartnell exit lane to provide adequate room to turn right out of the lot and into the narrow Hartnell exit lane. <p>c. The project will not change air traffic patterns.</p> <p>d. The project will not increase hazards due to design features or incompatible uses.</p> <p>e. The project will have adequate emergency access.</p> <p>f. The project is located within the Downtown Core Parking District. Within this district, the project shall meet the lesser of the following: (a) 1 space per 400 SF for the first 1,000 SF of floor area and 1 space per 500 SF over 1,000 SF of floor area or (b) requirements for the use as otherwise specified in the parking requirements of the zoning ordinance. The City's standards require 51 parking spaces. The project provides 144 parking spaces. The project's impact is less than significant.</p> <p>g. The project will not conflict with adopted policies or programs supporting alternative transportation.</p>					
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		City of Monterey Public Works Department
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?			X		City of Monterey Public Works Department
c) Require or result in the			X		City of Monterey Public Works

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					Department
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		City of Monterey Community Development Department
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		City of Monterey Public Works Department
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		Monterey Peninsula Waste Management District
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a-g. The proposed use will have a less than significant affect on the above referenced services. Development of the project will only be possible upon allocation of water to the site by the Monterey Peninsula Water Management District. The Water District is a separate entity over which the City has no jurisdiction. The Water District closely manages the availability and allocation of water based on historic use and safe yield studies and provides environmental review of the allocation and use of water from the sources it has chosen.</p> <p>The City of Monterey imposes a standard condition of approval that requires submittal of documentation that a water allocation has been secured by the applicant. The Community Development Department does not issue a building permit unless water is available and allocated to the project. Therefore, the proposed project will not contribute to a direct or cumulative impact on water supply.</p>					
XVII. MANDATORY FINDING OF SIGNIFICANCE –					
a) Does the project 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?				X	City of Monterey Community Development Department
b) Does the project have impacts that are individually limited, but cumulatively considerable? Cumulatively considerable" means that the incremental effects of a project are				X	City of Monterey Community Development Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	City of Monterey Community Development
<p>Discussion, where applicable: a-c. The project will not degrade the quality of the environment, result in cumulative impacts, or adversely effect human beings as documented in this initial study.</p>					

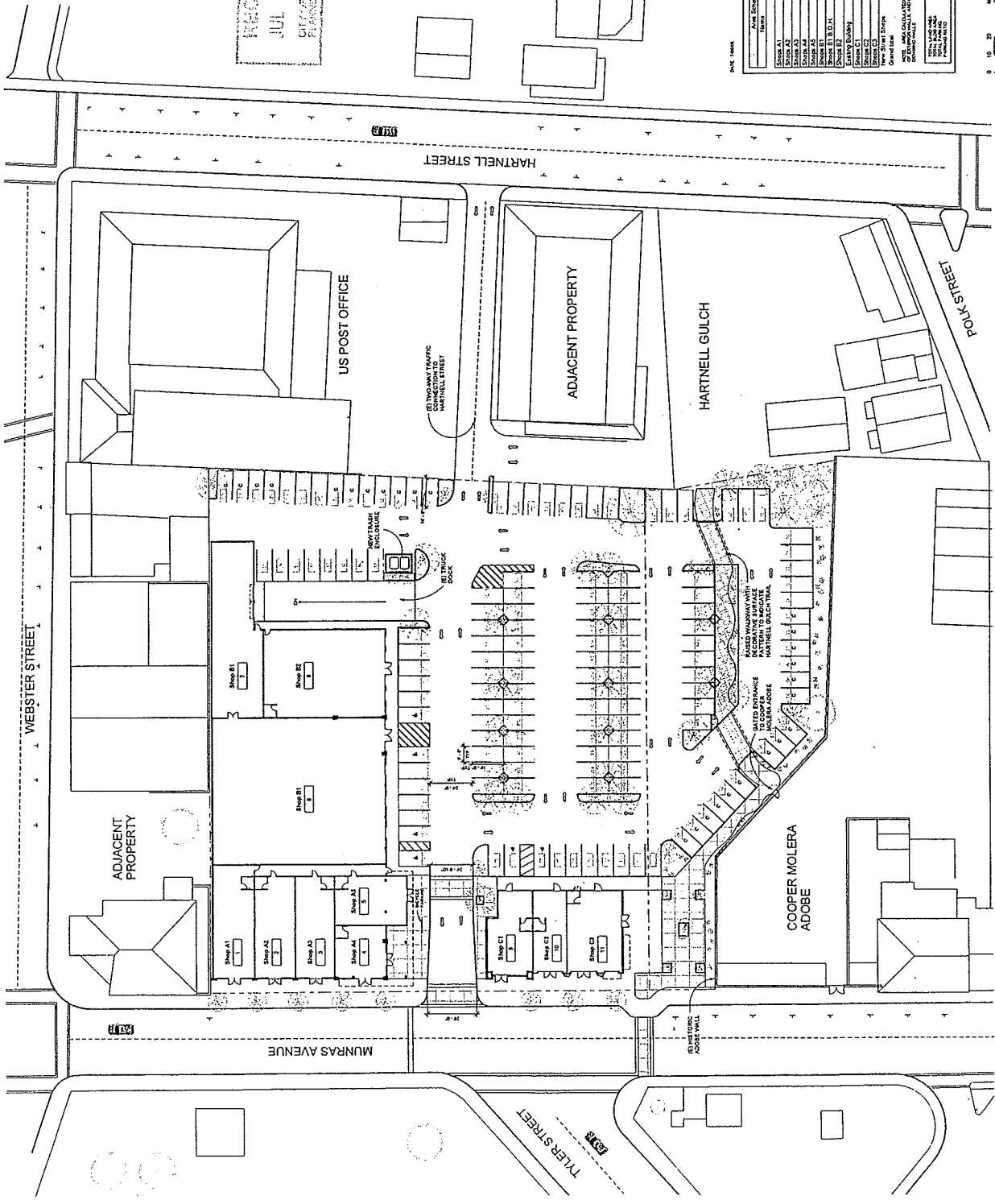
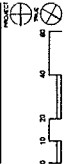


570 MUNRAS



RECEIVED
JUL 10 2006
CITY OF MONTEREY
PLANNING DIVISION

Zone District	Area
Shop A1	1801 SF
Shop A2	1801 SF
Shop A3	1801 SF
Shop A4	1801 SF
Shop A5	1801 SF
Shop B1	1801 SF
Shop B2	1801 SF
Shop B3	1801 SF
Shop B4	1801 SF
Shop B5	1801 SF
Shop C1	1801 SF
Shop C2	1801 SF
Shop C3	1801 SF
Shop C4	1801 SF
Shop C5	1801 SF
Shop C6	1801 SF
Shop C7	1801 SF
Shop C8	1801 SF
Shop C9	1801 SF
Shop C10	1801 SF
Shop C11	1801 SF
Shop C12	1801 SF
Shop C13	1801 SF
Shop C14	1801 SF
Shop C15	1801 SF
Shop C16	1801 SF
Shop C17	1801 SF
Shop C18	1801 SF
Shop C19	1801 SF
Shop C20	1801 SF
Shop C21	1801 SF
Shop C22	1801 SF
Shop C23	1801 SF
Shop C24	1801 SF
Shop C25	1801 SF
Shop C26	1801 SF
Shop C27	1801 SF
Shop C28	1801 SF
Shop C29	1801 SF
Shop C30	1801 SF
Shop C31	1801 SF
Shop C32	1801 SF
Shop C33	1801 SF
Shop C34	1801 SF
Shop C35	1801 SF
Shop C36	1801 SF
Shop C37	1801 SF
Shop C38	1801 SF
Shop C39	1801 SF
Shop C40	1801 SF
Shop C41	1801 SF
Shop C42	1801 SF
Shop C43	1801 SF
Shop C44	1801 SF
Shop C45	1801 SF
Shop C46	1801 SF
Shop C47	1801 SF
Shop C48	1801 SF
Shop C49	1801 SF
Shop C50	1801 SF
Shop C51	1801 SF
Shop C52	1801 SF
Shop C53	1801 SF
Shop C54	1801 SF
Shop C55	1801 SF
Shop C56	1801 SF
Shop C57	1801 SF
Shop C58	1801 SF
Shop C59	1801 SF
Shop C60	1801 SF
Shop C61	1801 SF
Shop C62	1801 SF
Shop C63	1801 SF
Shop C64	1801 SF
Shop C65	1801 SF
Shop C66	1801 SF
Shop C67	1801 SF
Shop C68	1801 SF
Shop C69	1801 SF
Shop C70	1801 SF
Shop C71	1801 SF
Shop C72	1801 SF
Shop C73	1801 SF
Shop C74	1801 SF
Shop C75	1801 SF
Shop C76	1801 SF
Shop C77	1801 SF
Shop C78	1801 SF
Shop C79	1801 SF
Shop C80	1801 SF
Shop C81	1801 SF
Shop C82	1801 SF
Shop C83	1801 SF
Shop C84	1801 SF
Shop C85	1801 SF
Shop C86	1801 SF
Shop C87	1801 SF
Shop C88	1801 SF
Shop C89	1801 SF
Shop C90	1801 SF
Shop C91	1801 SF
Shop C92	1801 SF
Shop C93	1801 SF
Shop C94	1801 SF
Shop C95	1801 SF
Shop C96	1801 SF
Shop C97	1801 SF
Shop C98	1801 SF
Shop C99	1801 SF
Shop C100	1801 SF



Site Plan

Uptown
Monterey

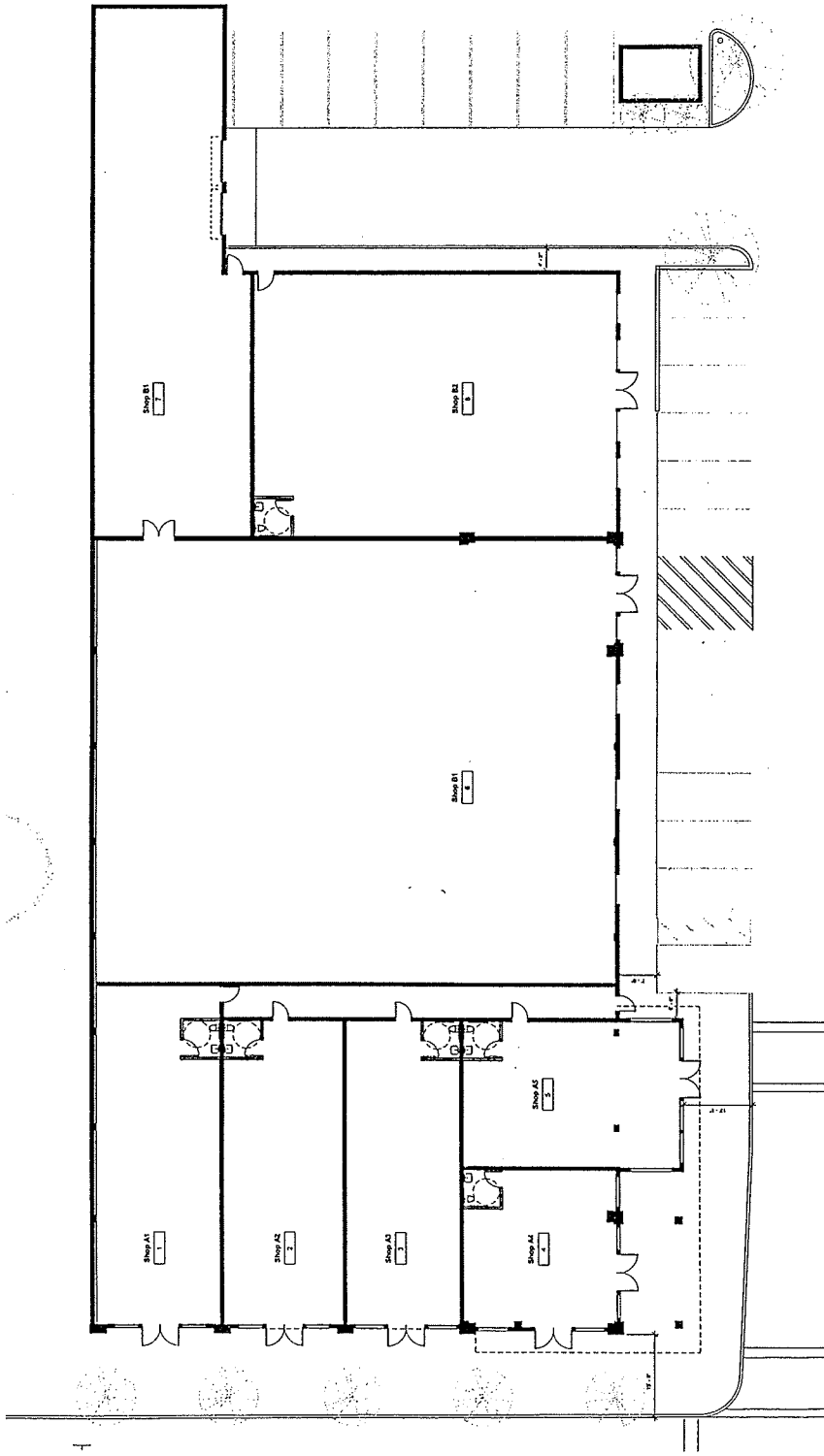


Floor Plan -
Retail Bldg
Remodel
A2



PROJECT
2005-2006
FOOTHILL PARTNERS
ARCHITECTS

RECORDED
JUL 10 2006
COUNTY



Floor Plan

Uptown
Monterey

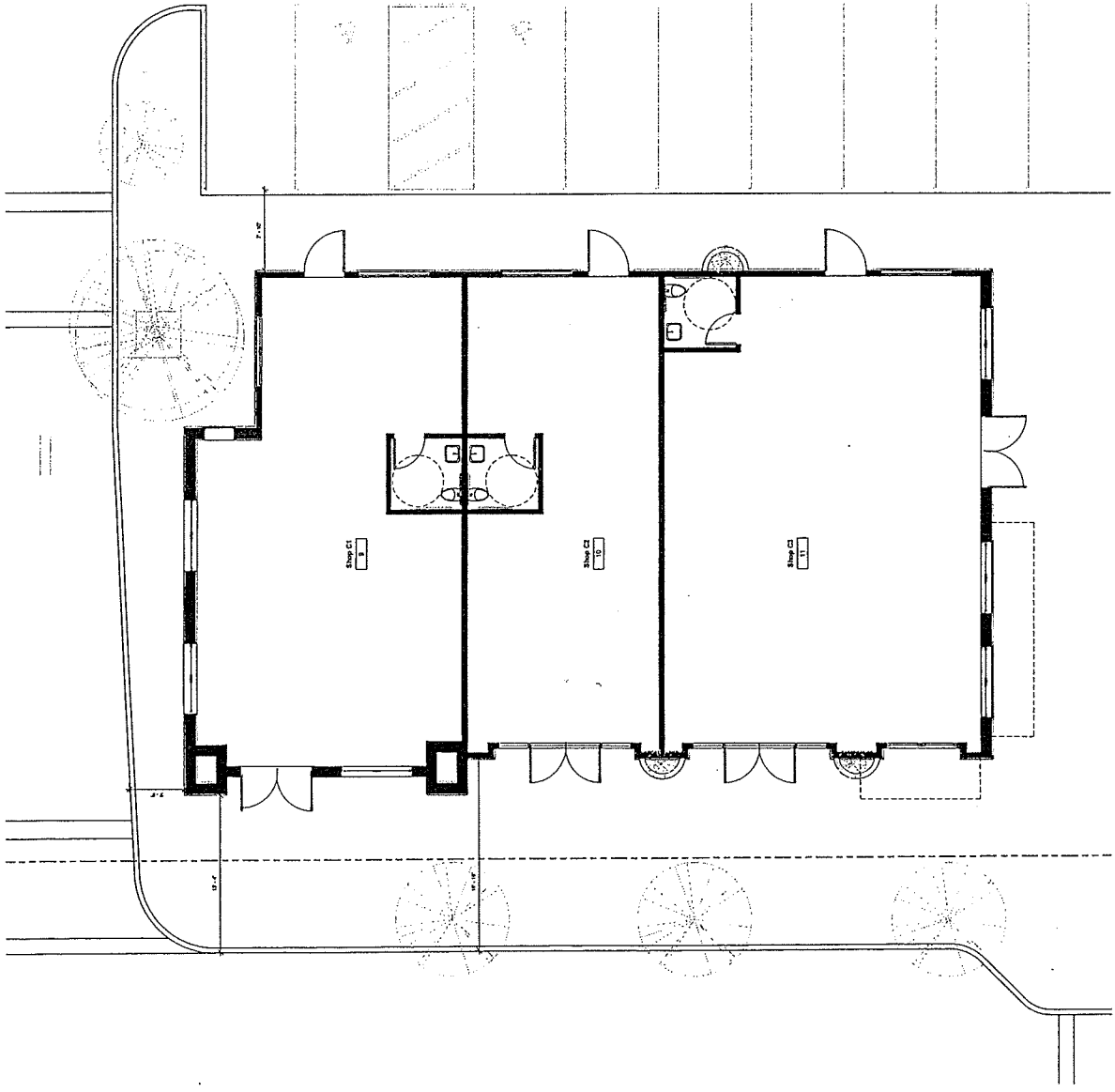
Monterey, CA



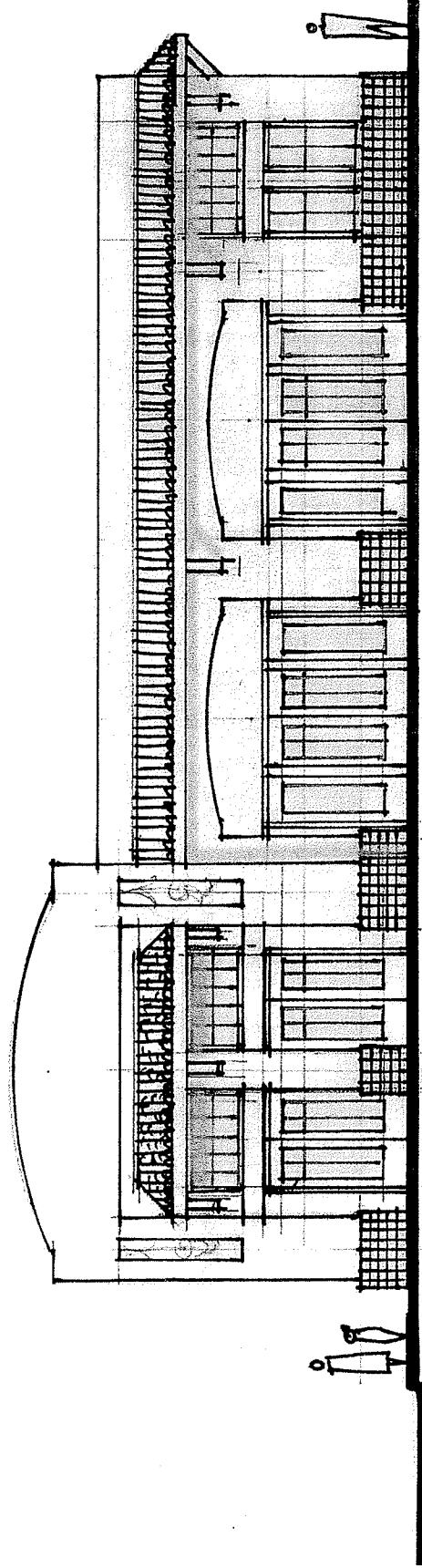
Floor Plan
New Retail
Bldg
A3



REVISIONS
JUL 1 8 2006
[Signature]

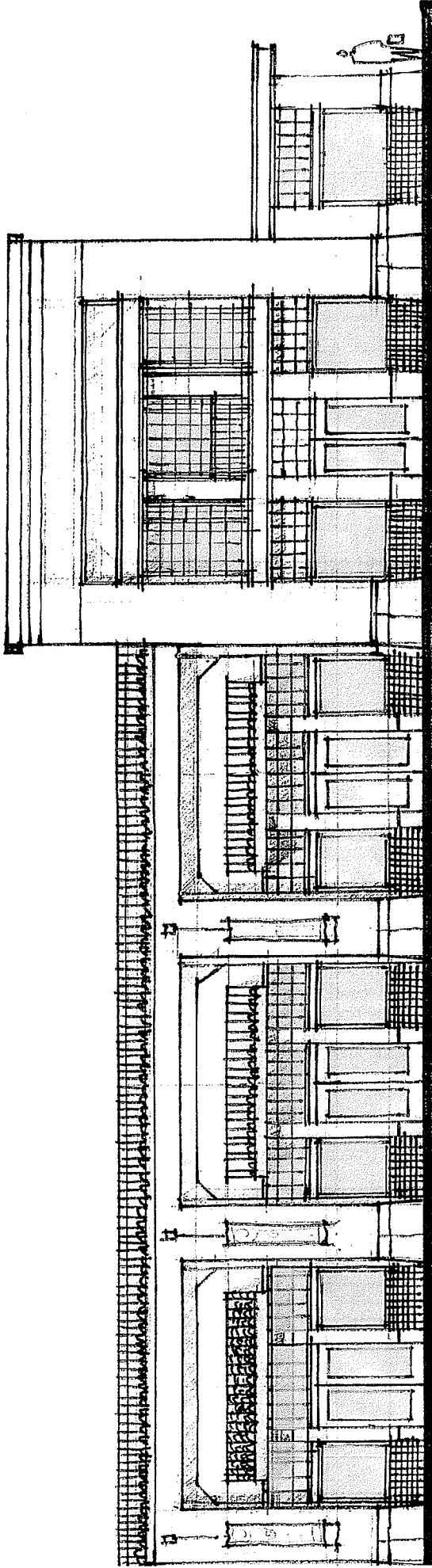


Streetshops
Floor Plan



Retail Shops Munras Elevation

8.18.06



Trader Joes Munras Elevation

8.18.06

