

— Excerpts only —

City of Monterey
Environmental Checklist Form

- 1. **Project title:** 2611 Garden Road
- 2. **Lead agency name and address:** City of Monterey, Planning, Engineering, and Environmental Compliance Division, Monterey, CA 93940
- 3. **Contact person and phone number:** Kimberly Cole, 831-646-3759
- 4. **Project location:** The project site is located at 2611 Garden Road, Monterey, CA 93940.
- 5. **Project sponsor's name and address:** Matt Nohr, Wald, Ruhnke & Dost Architects LLP, 2340 Garden Road, Suite 100, Monterey, CA 93940
- 6. **General plan designation:** Industrial
- 7. **Zoning:** I-R-130
- 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 project site encompasses 2.5 acres (108,900 square feet). The applicant proposes to demolish an existing office building and construct a replacement building (30,676 square feet). The two-story building will be utilized for professional offices. One hundred fourteen (114) parking spaces are proposed and satisfy the City's parking requirement for professional offices.

The project site contains 54 trees and the applicant proposes to remove 25 trees. Replacement plantings are proposed.

- 9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The 2.5 acre property is bounded by Garden Road on the south, the Monterey Peninsula airport on the north and private office developments on the east and west.
- 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.

- x..... Aesthetics
- Agriculture Resources
- Air Quality
- x..... Biological Resources
- Cultural Resources
- x..... Geology /Soils
- Hazards & Hazardous Materials
- x..... Hydrology / Water Quality
- x..... Land Use Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services

- Recreation
- x..... Transportation/Traffic
- Utilities / Service Systems
- x..... 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.

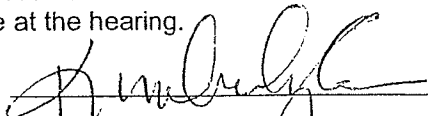
Public Review Period

Begins: September 18, 2008
 Ends: October 9, 2008

Public Meeting

Date: To Be Determined
 Time: 4:00 PM
 Location: City of Monterey
 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  Date: 9/18/2008

Printed name Kimberly Cole, AICP

Title Principal Planner

Address: City of Monterey, Planning, Engineering, and Environmental Compliance Division, Monterey, CA 93940

Phone Number: (831) 646-3759

Fax Number: 831-646-3408

- Attachments:
1. Location Map
 2. Tree Protection
 3. Project Plans

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
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 Planning, Engineering, and Environmental Compliance Division
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 Planning, Engineering, and Environmental Compliance Division
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 Planning, Engineering, and Environmental Compliance Division
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-d. The project site will be developed for professional offices. No impact is anticipated.</p> <p>e. The project site is located adjacent to the Monterey Peninsula Airport. The project will be forwarded to the Monterey Airport Land Use Commission for review and recommendation.</p> <p>f. The project site is not located in the vicinity of a private airstrip.</p> <p>g. The project will not interfere with any emergency response plan. Emergency access will continue to be available from Garden Road.</p> <p>h. The project site is not located in a wildland fire area. Fire sprinklers are required to provide additional fire protection for all new developments. The project has no impact.</p>					
<p>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</p>					
a) Violate any water quality standards or waste discharge requirements?		X			City of Monterey Plans and Public Works Department
b) Substantially deplete groundwater supplies or interfere			X		City of Monterey Planning, Engineering, and Environmental Compliance Division



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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 Plans and 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 that would result in flooding on- or off-site?				X	City of Monterey Plans and 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 Plans and Public Works Department
f) Otherwise substantially degrade water quality?		X			City of Monterey Plans and 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 Plans and Public Works Department
j) Cause inundation by seiche, tsunami, or mudflow?				X	City of Monterey General Plan, Figure 13

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Discussion, where applicable:

- a. The proposed project is an infill development. A Storm Water Pollution Prevention Plan will be required to be prepared and implemented subject to the review and approval of the Plans and Public Works Department prior to issuance of a grading or building permit (Refer to Mitigation Measure 5). Therefore, no degradation in water quality is expected.
- b. The project site is currently developed and paved, allowing minimal groundwater recharge. The project has a less than significant impact on recharge.

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.

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 Planning, Engineering, and Environmental Compliance Division 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.

- c-e. The drainage system can accommodate additional development on the project site. The proposed project can hook up to the existing system and no upgrades are anticipated or required.
- f. A Storm Water Pollution Prevention Plan will be required to be prepared and implemented subject to the review and approval of the Plans and Public Works Department prior to issuance of a grading or building permit (refer to Mitigation Measure 5). No degradation in water quality is expected.
- g-j. The project site is not located in a flood hazard area according to the Flood Insurance Rate Map.

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?				X	City of Monterey Planning, Engineering, and Environmental Compliance Division
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; And City of Monterey Zoning Ordinance
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X	City of Monterey Planning, Engineering, and Environmental Compliance Division

Discussion, where applicable:

- a. The project is an infill development and will not divide an established community.
- b. The General Plan and Zoning Maps allow office uses on the project site. (See discussion under Geology).
- c. The project does not conflict with any applicable habitat conservation or natural community conservation plan.

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 Planning, Engineering, and Environmental Compliance Division
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 Planning, Engineering, and Environmental Compliance Division

Discussion, where applicable:

- a-b. No mineral resources exist on the project site.

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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?				X	Monterey Peninsula Airport District
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 Plans and Public Works Department, Traffic Division
e) Result in inadequate emergency access?				X	City of Monterey Fire and Police Departments
f) Result in inadequate parking capacity?				X	City of Monterey Planning, Engineering, and Environmental Compliance Division
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	City of Monterey General Plan, Circulation Element
<p>Discussion, where applicable:</p> <p>a-b. The Transportation Agency of Monterey County prepared a Nexus Study for a Regional Developer Impact Fee that identified specific regional transportation projects necessary to mitigate the impacts of new development.</p> <p>Mitigation Measure 6. The applicant is required to coordinate with the Transportation Agency of Monterey County and pay the required Regional Developer Impact Fee prior to issuance of a building permit.</p> <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 from Garden Road.</p> <p>f. The project provides the required parking on site.</p> <p>g. The project will not conflict with adopted policies or programs supporting alternative transportation.</p>					
<p>XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:</p>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	City of Monterey Plans and 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 Planning, Engineering, and Environmental Compliance Division
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?				X	City of Monterey Plans and Public Works 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 Planning, Engineering, and Environmental Compliance Division
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				X	City of Monterey Plans and Public Works Department



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projected demand in addition to the provider's existing commitments?					
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 Planning, Engineering, and Environmental Compliance Division

Discussion, where applicable:

a & c, e-g. No significant impact to sewer, wastewater, drainage facilities or landfill capacities will occur. Existing systems can accommodate the proposed project.

b & d. 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.

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 Permit and Inspection Services Division 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.

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 Planning, Engineering, and Environmental Compliance Division
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.		X			City of Monterey Planning, Engineering, and Environmental Compliance Division
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	City of Monterey Planning, Engineering, and Environmental Compliance Division