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11.0
Effects Not Found to be Significant

11.1 CEQA Requirements

CEQA Guidelines 15128 states that an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. The following environmental topics were reviewed.

11.2 Agricultural/Forest Resources

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or timberland. The Monterey County General Plan identifies the property as Grazing Land. The project has been lightly grazed over the years, but only as part of a much larger grazing operation on adjoining properties. The project site is not of a sufficient size to be considered a viable agricultural unit for anything other than grazing. The project will not have an impact on existing or adjoining agricultural uses, or result in the loss or conversion of forest land to non-forest use.

11.3 Cultural Resources

According to the Monterey County General Plan Archaeological Sensitivity Map, the project site is located in an area of low archaeological sensitivity; thus, the likelihood of resources being present on the project site is low. The project site was surveyed in 1977 for the Las Palmas Ranch Specific Plan Final Environmental Impact Report, and it was concluded that no archaeological resources are known or suspected to exist on the project site. The report identified two nearby historical resources, an early adobe and the "Corey House", neither of which resource is located on the project site. Protection of the Corey House was addressed with the development of the neighboring Las Palmas Ranch #1 and the adobe site was determined to be beyond restoration as almost nothing remains, thus development would not impact these nearby resources. The 2010 Monterey County General Plan policies set forth comprehensive measures to avoid and minimize adverse impacts on archaeological resources (Policies OS-6.1, OS-6.2, OS-6.3, OS-6.4 and OS-6.6), paleontological resources (OS-7, OS-7.2, OS-7.3, OS-7.4, and OS-7.5) and human remains (OS-8.1, OS-8.2, OS-8.3, OS-8.4, OS-8.5, OS-8.6, and OS-8.7) in the event unanticipated resources are found on the project site during ground disturbance activities. The project would not impact cultural resources.

11.4 GEOLOGY & SOILS

The project site is not located within any earthquake fault zones as delineated on the most recent Alquist-Priolo Earthquake Zoning Map and no faults cross the site. As with the entire region, ground shaking from earthquakes could be very strong within the project site. The proposed project is designed in accordance with applicable building codes and engineering standards that have been developed to address the forces to which buildings are subjected during earthquakes and should allow the buildings to withstand earthquakes without severe damage. According to the geologic hazards report and soil engineering feasibility investigation prepared for the project (Landset Engineers, Inc. 2014., Appendix F), the project site is in an area of low to very low potential for liquefaction, lateral spreading, subsidence, expansion, collapse, dynamic compaction, and ridgetop shattering. Erosion control measures would be implemented as a condition of project approval to ensure there would be no related impacts.

While the steep slopes on the north and south flanks of the site are prone to landslides and slope failure, future building foundations will be located within the geologically suitable building envelope as described in the report, which would avoid environmental impacts related to landslides. As displayed in Figure 11-1, Project Site Slopes, a portion of the area of the project site proposed for development is located in an area of slopes greater than 25% slope.

The proposed project would connect to the Las Palmas Wastewater Treatment Plant, operated by California American Water Company and no septic systems are proposed. Therefore, the suitability of geologic and soils conditions for septic systems is not relevant to the proposed project.

During the course of the 2017 winter storms a portion of the property had a "minor colluvial slope failure…due to unseasonably above average precipitation …[which posed] … a low risk to human health and safety." (Landset, March 29, 2017)

As a condition of approval, all recommendations included in the geotechnical report would be implemented in the design and construction of the project to ensure that there would be no significant impacts associated with geologic hazards.

11.5 HAZARDOUS MATERIALS

The proposed project is a senior living facility and, as such, may involve patient care which could result in the routine transport, use or disposal of biohazardous materials and/or medical waste. The proposed project would be required to adhere to state and local

Figure 11-1 Project Site Slopes

Source: Gateway Engineering, Inc. 2015

Figure 11-1

Project Site Slopes

River View Senior Project Draft EIR

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regulations for the appropriate transport, use, and disposal of medical waste, which would ensure that there would not be related environmental impacts. The project site does not contain contaminated land or hazardous materials sites as compiled pursuant to Government Code Section 65962.5 and would not result in the release or upset of hazardous that would result in exposure of sensitive land uses to such materials. The nearest airport, Salinas Municipal Airport is more than four miles from the site; this distance precludes the possibility for the project to create an aviation safety hazard. The Monterey County General Plan Safety Element identifies emergency evacuation routes throughout the county. These routes include River Road and State Route 68. While future development may add to demand for use of emergency routes, such development would not physically interfere with the ability of the county to deploy these routes for evacuation. According to the Monterey County General Plan, the project site is not located in a high or very high fire hazard area. Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, Monterey County General Plan, and other nationally recognized standards. Additionally, the Monterey County Regional Fire District reviewed the project plans and determined that adequate fire flow exists feed the property fire protection systems. The fire district has also recommended a number of conditions of approval that reflect the current requirements of the Uniform Fire Code and the fire district regulations. These requirements will be included in the final project construction drawings to be reviewed and approved by the fire district prior to issuance of building permits. The fire district will subsequently inspect the in-progress construction and will have to give a final approval prior to occupancy.

The proposed project will not result in hazard impacts.

11.6 SURFACE HYDROLOGY

Erosion and Water Quality

The undeveloped project site currently drains naturally down the existing slopes and drainage ways or percolates through the soil back into the groundwater basin. Development of the proposed project would alter existing storm water drainage conditions by replacing undeveloped land with impervious surfaces. The change in surface conditions would result in a substantial increase in storm water runoff from the site as a portion of the storm water would no longer percolate though exposed soil. Storm water runoff from the project site during construction and after development is completed would be greater in volume and velocity than under existing conditions. Changes in the rate or volume of storm water delivered into receiving waters can result in hydromodification of downstream drainage courses, resulting in further erosion and related water quality degradation.

The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Storm Water Associated with Construction Activities. In Monterey County, the Central Coast Regional Water Quality Control Board (RWQCB) is charged with enforcing NPDES requirements, including runoff management programs that include Best Management Practices to control erosion and sedimentation. Through implementation of Best Management Practices (BMPs), construction of the proposed project would not impact surface and groundwater water quality from storm water runoff during construction.

The proposed project must implement water quality control measures consistent with the post-construction water quality criteria contained in the RWQCB NPDES requirements. A storm water control plan consistent with NPDES requirements to be approved by the county has been developed for the project which identifies measures for site design, storm water runoff source control, runoff reduction, storm water treatment; and site specific BMP measures that would be incorporated in the project design to ensure there would be no post-construction impacts related to erosion or degradation of water quality.

Storm Water Runoff

The proposed project would result in increases in impervious area that in turn would result in increases in the volume and rate of storm water runoff relative to existing conditions.

The project site is undeveloped and does not currently contain storm drainage infrastructure. However, the proposed project design includes storm drainage facilities (collection, conveyance and disposal) as detailed in the storm water control plan (Gateway Engineering 2016) to meet the generation of storm water runoff. Proposed development must not exceed the pre-project rate of discharge. The purpose is to reduce the potential for increased erosion within receiving waters due to an increase in the rate of storm water flow. The storm water control plan includes on-site storm water control measures designed to achieve a no net increase in rate of storm water discharge relative to pre-project conditions. This reduces the potential that runoff from new development could exceed the capacity of storm drainage facilities and contribute to off-site flood hazards.

A county reviewed storm water control plan in conformance with storm drainage facility design standards and NPDES requirements would be implemented ensuring that there would be no impacts related to localized flooding.

Flood Hazards

According to the Monterey County General Plan FEMA Floodplain Map, the Salinas River's projected 100-year flood plain follows River Road to the north. The project site is elevated substantially above River Road and is not located within the 100-year flood plain. Thus, there would be no impacts related to flood hazards.

Dam Inundation

The Monterey County General Plan EIR concluded that potential for severe inundation in the Salinas Valley should either Nacimiento or San Antonio dams, located approximately 70 miles southeast of the project site, fail is unlikely. Nacimiento and San Antonio dams are routinely inspected, monitored, and studied by the Department of Water Resource's Division of Safety of Dams to verify their integrity and safety which further minimizes risk to property and public safety within project site. Therefore, there would not be impacts related to dam failure and inundation.

11.7 MINERAL RESOURCES

According to the Mineral Resources Map in the General Plan EIR, the project site does not contain any mineral extraction operations or known deposits of minerals of statewide or local importance. Therefore, the proposed project would not result in the loss of availability of minerals of statewide or local importance.

11.8 NOISE

Noise Levels Exceeding Standards/Substantial Increase in Ambient Noise Levels

The proposed project is not expected to produce significant temporary or continuous noise from on-site operations that would significantly increase exiting ambient noise levels. The proposed project does not include point sources of high intensity noise or sources that are unique or excessive relative to other types of residential uses. Due to the nature of the use, the daily activities would be mostly confined inside of buildings. Any outdoor activities are expected to be low intensity passive uses that would not generate excessive noise. Design of the facility, berms, and landscaping would further preclude noise from travelling off the property. On-site operations would not generate noise with an intensity that exceeds county standards at the nearby noise sensitive residential use.

Construction activities on the project site would be subject to Monterey County construction noise standards, including:

- Construction shall occur only during times allowed by ordinance/code unless such limits are waived for public convenience;
- All equipment shall have properly operating mufflers; and
- Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical.

Increases in traffic generation may result during construction activities and from employee trips to and from the facility, which may elevate noise levels along local roadways. The

Monterey County General Plan EIR concluded that the General Plan Noise Element provides sufficient analysis thresholds and recommendations for noise attenuation to effectively mitigate transportation noise impacts.

Safety Element Policy S-7.6 (acoustical analysis) states that an acoustical analysis shall be part of the environmental review process for projects when noise-sensitive receptors are proposed in areas exposed to existing or projected noise levels that are "normally unacceptable" as defined by the County. The area of the project site is not considered by the County to experience normally unacceptable noise levels (Connolly, Luke. Email message to consultant, 9 April 2017). The proposed project is consistent with the development anticipated by the general plan, area plan, and specific plan. Thus, the project would not result in significant traffic noise impacts.

Groundborne Vibration

As with any type of construction, vibration may at times be perceptible by the adjacent neighborhood. However, construction phases that have the highest potential of producing vibration (pile driving and use of jackhammers and other high power tools) would be intermittent and would only occur for short periods of time within the project site and would not result in environmental impacts related to exposure of people and structures to excessive groundborne vibration

Excessive Airport Noise

There are no private airstrips in the immediate vicinity of the project site. The Salinas Municipal Airport is 4.5 miles to the north. Monterey Regional Airport is approximately 8.5 miles to the east. The Marina Airport is approximately 6.5 miles to the northwest. Therefore, the persons living or working on the property would not be subject to excessive noise levels related to airports.

11.9 PUBLIC SERVICES

The proposed project may contribute to future demand for new fire and police protection facilities, the construction of which could have potential to create adverse impacts. Neighboring Las Palmas Ranch #1 currently has private security for the subdivision. The proposed project would participate proportionately in the cost of that security and will provide additional on-site security, which would lessen the need for on-site police protection. Additionally, the project would implement all fire district design recommendations that reflect the current requirements of the Uniform Fire Code and the fire district's regulations to ensure fire-safe structures.

The Monterey County General Plan EIR determined that impacts would be less than significant with full buildout of the general plan because if new facilities are required in the

future to meet demand, they would be subject to independent CEQA review; mitigation of any significant impacts that may be identified would be required where feasible.

The developer of the proposed project would be required to pay development impact fees. Government Code Section 65995(h) provides that payment of development impact fees in accordance with its provisions constitutes "full and complete mitigation of the impacts" of new development.

Las Palmas Ranch does provide a limited amount of private security. There is a guard at the main entrance during the day time but the post is not staffed in the evening or nighttime hours. A periodic patrol through the subdivision is done at night. Given the project is for a senior assisted living community it is unlikely there will be a significant exposure to the need for increased police protection. Fire and ambulance service already exists and there is an agreement in place that the subdivision is a "no-siren zone."

As a senior living facility, the project would not generate any students. Therefore, the project would not result in the need for new or physically altered school facilities.

There would likely only be minimal use of existing recreational facilities in the area. Due to the projects nature and design as a senior assisted living facility containing its own recreational facilities, it is unlikely residents would use off site recreation facilities. No new recreation facilities will be required to be constructed other than those which will be incorporated into the project.

There would be no impacts related to public services.

11.10 RECREATION

Due to the nature of the project being a senior assisted living facility and having on-site recreational facilities incorporated into the project design, it is unlikely residents would use off site recreation facilities. Construction of new recreation facilities would not be required aside from than those which would be incorporated into the project. There would be no environmental impacts associated with construction of new recreational facilities.

11.11 SOLID WASTE

The proposed project will generate solid waste during its construction and operations. Solid waste would likely be delivered to the Johnson Canyon Landfill that is operated by the Salinas Valley Solid Waste Authority, or to other facilities that may be developed or secured by the Salinas Valley Solid Waste Authority over time. The proposed project would be encouraged to participate in the Salinas Valley Solid Waste Authority's recycling and waste reduction programs consistent with state solid waste diversion regulations. The Salinas Valley Solid Waste Authority is responsible for ensuring that the cumulative solid waste

disposal capacity needs of its member jurisdictions are met over time through expansion of existing landfill capacity, creation of new landfill capacity, and/or deployment of waste conversion technology that substitutes for landfill disposal capacity. The Johnson Canyon Landfill service life is approximately 38 years at current permitted capacity and rate of waste fill with no new waste diversion programs (Salinas Valley Solid Waste Authority 2017). If the landfill is expanded, the anticipated service life will range from 80 to 100 years. In the event that the landfill reaches full capacity, the Salinas Valley Solid Waste Authority has several options to choose from including expanding the landfill beyond its current permitted capacity, reconsidering expansion of the closed Jolon Road Landfill, or seeking landfill capacity in the region but outside of their service area (i.e. Monterey Peninsula Landfill located north of Marina, Kirby Canyon Landfill in Santa Clara County or John Smith Landfill in San Benito County).

The Salinas Valley Solid Waste Authority is responsible for ensuring that its solid waste management activities are consistent with related state regulatory requirements. As needed, the Salinas Valley Solid Waste Authority would, through its member agencies, implement programs (e.g. recycling, diversion, etc.) with which new development must participate. The proposed project would not have significant impacts related to solid waste.

11.12 WASTEWATER

The Las Palmas Ranch development is served by two wastewater treatment plants: Las Palmas Wastewater Treatment Plant #1 and #2. The treatment plans are operated by California American Water Company. The design capacity for Las Palmas Wastewater Treatment Plant #1 is 90,000 gallons per day (gpd) and the design capacity for Las Palmas Wastewater Treatment Plant #2 is 145,000 gpd, for a total design capacity of 235,000 gpd. Wastewater flows for the entire Las Palmas Ranch development are directed to one common area and thereby split from this area to one of the treatment plants. According to California American Water Company records of flows from a period of January 2016 to February 2017, average wastewater flows are 162,398 gpd (email communication with Mike Magretto, California American Water Company, March 13, 2017) thereby allowing extra capacity of approximately 72,602 gpd.

The proposed project is estimated to generate approximately 12,070 gpd based on wastewater generation rates of 80 gpd per person used to estimate wastewater generation within the Las Palmas Ranch development. Therefore, with 72,602 gpd available capacity, the treatment plants would be able to accommodate additional wastewater flows from the proposed project. Even a more conservative wastewater generate rate of 100 gpd for the proposed project would fall well within the existing wastewater treatment capacity for the area. A “can and will serve” letter from California American Water Company to project representatives, dated November 3, 2015, regarding the proposed project and the availability of the wastewater treatment to be accommodated is included as Appendix G.