

EXHIBIT 11-F

EXCERPTS

City of Monterey  
Environmental Checklist Form

- 1. **Project title:** 2969 Monterey Salinas Highway
- 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 2969 Monterey Salinas Highway, Monterey, CA 93940.
- 5. **Project sponsor's name and address:** Ken Jenvey, Wald, Ruhnke & Dost Architects LLP, 2340 Garden Road, Suite 100, Monterey, CA 93940
- 6. **General plan designation:** Industrial
- 7. **Zoning:** I-R-130-D-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.)**

**This initial study is being recirculated due to new information about biotic resources. A new biological assessment identifies the site as containing Yadon's Rein Orchid, an endangered species.**

The project site encompasses 5.95 acres (259,208 square feet). The project site is vacant and the applicant proposes to construct two office buildings (59,520 total square feet). Building A will be one story and encompass 23,808 square feet. Building B will be two stories with 35,712 square feet. The offices will be individually owned as condominiums. Two hundred twenty-four (224) parking spaces are proposed and satisfy the City's parking requirement for professional offices. The project proposes to comply with the City's Green Building Ordinance.

The project site contains a Sensitive Habitat Preservation Area that is preserved. On the developable areas, the applicant proposes to remove 83 trees. Replacement plantings and tree protection for the remaining trees are proposed. The site contains a number of sensitive species and mitigation is proposed.

Water will be provided to the site by three wells.

- 9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

The property is bounded by Monterey Salinas Highway on the south and the Monterey Peninsula Airport on the north. Calvary Chapel Church is located to the east and a sensitive habitat preservation area to the west.

- 10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Monterey County Airport Land Use Commission  
Monterey County Health Department  
Monterey Peninsula Water Management District  
California Department of Fish and Game  
U.S. Department of Fish and Wildlife

**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
- .....x.....Air Quality
- .....x.....Biological Resources
- .....Cultural Resources
- .....x.....Geology /Soils
- .....Hazards & Hazardous Materials
- .....x.....Hydrology / Water Quality
- .....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.

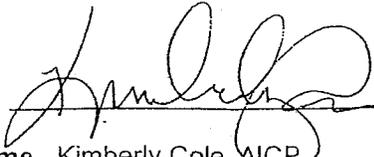
Public Review Period

Begins: June 5, 2009  
Ends: July 7, 2009

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: 6/3/09

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

- c: City Council  
Planning Commission  
Architectural Review Committee  
Planning Secretary  
POST (Outside City Clerk's Office)  
County Clerk, 240 Church Street, Salinas, CA 93901  
Office of Planning and Research, State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044  
(15 copies)  
U.S. Department of Fish and Wildlife, 2800 Cottage Way, Room W-2605, Sacramento, CA 95825  
Department of Fish and Game Regional Office, Linda Connolly, 1234 East Shaw Avenue, Fresno, CA 93710  
Deborah Hillyard, Staff Environmental Scientist, California Department of Fish & Game, P.O. Box 1388, Morro Bay, CA 93443  
California Native Plant Society, Mary Ann Matthews, 2 Via Milpitas, Carmel Valley, CA 93924  
Sierra Club Ventana Chapter, c/o Rita Dalessio, Chair, 16 Via Las Encinas, Carmel Valley, CA 93924  
League of Women Voters, Executive Director, PO Box 1995, Monterey, CA 93942  
Calif. Regional Water Quality Control, 895 Aerovista Place, Suite 101, San Luis Obispo, CA 93401  
City of Del Rey Oaks, 650 Canyon Del Rey Road, Del Rey Oaks, CA 93940  
Monterey County Planning Division, 168 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA 93902  
Molly Erickson, P.O. Box 2448, Monterey, CA 93942-2448  
Monterey District Superintendent, Department of Parks and Recreation, 2211 Garden Road, Monterey, CA 93940  
Monterey Bay Unified Air Pollution Control District, 24580 Silver Cloud Court, Monterey, CA 93940  
Monterey Peninsula Water Management District, P.O. Box 85, Monterey, CA 93942  
Monterey Peninsula Airport District, 200 Fred Kane Drive, Suite 200, Monterey, CA 93940  
Mike Novo, Monterey County Airport Land Use Commission, 168 W Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA 93902  
Katie Axt, Monterey County Airport Land Use Commission, AMBAG, P.O. Box 809, Marina, CA 93933  
Association of Monterey Bay Area Governments (AMBAG), P.O. Box 809, Marina, CA 93933  
Monterey Commercial Property Owners (MCPOA), Bob Massaro, P.O. Box 1953, Monterey, CA 93942  
Ken M. Jenvey, Wald, Ruhnke & Dost Architects, LLP, 2340 Garden Road, Suite 100, Monterey, CA 93940  
John Anderson, 384 Corral De Tierra Road, Salinas, CA 93908  
Monterey County Health Department, 1270 Natividad Road, Salinas, CA 93906  
Caltrans District 5, 50 Higuera Street, San Luis Obispo, CA 93401-5415  
Calvary Chapel, 3001 Monterey Salinas Highway, Monterey, 93940

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

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
working in the project area?					
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

Discussion, where applicable:

- a-d. The project site will be developed for professional offices. No impact is anticipated.
- e. The project site is located adjacent to the Monterey Peninsula Airport. The Comprehensive Land Use Plan for the Monterey Peninsula Airport (Figure 2) imposes a 400' horizontal surface restriction on the site. The project does not penetrate this elevation standard (proposed 304.6' elevation). The Monterey Peninsula Airport 14 CFR FAR Part 150 Study concludes that the site is outside of the 2025 CNEL Noise Exposure Contour-Significant Effect. No mitigation is required. The project will be forwarded to the Monterey Airport Land Use Commission for review and recommendation.
- f. The project site is not located in the vicinity of a private airstrip.
- g. The project will not interfere with any emergency response plan. Emergency access will continue to be available from the access road that traverses the property and Monterey Salinas Highway.
- h. The project site is located in a wildland fire area. Fire sprinklers are required to provide additional fire protection for all new developments. The project has no impact.

**VIII. HYDROLOGY AND WATER QUALITY – Would the project:**

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 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)?			X		Engineer's Report (Anderson Office Complex, July 11, 2008)
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				X	City of Monterey Plans and Public Works Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
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?					
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 Work Department
f) Otherwise substantially degrade water quality?		X			City of Monterey Plans and Public Work 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 Work Department
j) Cause inundation by seiche, tsunami, or mudflow?				X	City of Monterey General Plan, Figure 1
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 10). Therefore, no degradation in water quality is expected.					
b. The applicant proposes to provide water for the project site from three wells located on the project site. The Engineer's Report (Anderson Office Complex, July 11, 2008) indicates the wells will be able to produce a quantity of water that is sufficient to support and sustain the project. The water supply requires approval from the Monterey County Department of Health and Monterey Peninsula Water Management District. A building permit will not be issued until approval of these agencies is obtained.					
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 10). 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.					
<b>IX. LAND USE AND PLANNING – Would the project:</b>					
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,			X		City of Monterey General Plan; And City of Monterey Zoning Ordinance

Discussion, where applicable:

a-b. The Traffic Report concludes that the intersection of Olmsted Road and Highway 68 will operate at Level of Service (LOS) F as the result of projects already approved in the region. The proposed project adds approximately 1.1 seconds to the AM and PM Peak hour trip delay. The Transportation Agency of Monterey County prepared a Nexus Study for a Regional Developer Impact Fee that includes intersection improvement along Highway 68.

**Mitigation Measure 11.** The applicant is required to pay to the City the Regional Development Impact Fee as set forth in Monterey City Code Section 16-2, prior to issuance of a building permit.

- c. The project will not change air traffic patterns.
- d. The project will not increase hazards due to design features or incompatible uses.
- e. The project will have adequate emergency access from Monterey Salinas Highway.
- f. The project provides the required parking on site.
- g. The project will not conflict with adopted policies or programs supporting alternative transportation.

**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 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; Engineer's Report (Anderson Office Complex, July 11, 2008)
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		Engineer's Report (Anderson Office Complex, July 11, 2008)
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 Plans and 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 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 applicant proposes to provide water for the project site from three wells located on the project site. The Engineer's Report (Anderson Office Complex, July 11, 2008) indicates the wells will be able to produce a quantity of water that is sufficient to support and sustain the project. The water supply requires approval from the Monterey County Department of Health and Monterey Peninsula Water Management District. A building permit will not be issued until approval of these agencies is obtained.