

INITIAL STUDY AND DRAFT NEGATIVE DECLARATION
April 29, 2015

Modification of the General Commercial ("C-2") Zone to Allow Uses Permitted in the First Street Corridor ("FSC") Zoning District of the Historic Corridor Revitalization Plan



Robert Stanton Theater and Joseph Jacinto Mora Sculptures
National Register of Historic Places - Location: King City High School, King City, California

**In Compliance with the
California Environmental Quality Act (CEQA)**

General Information About This Document

What's in this document?

The City of King has prepared this Initial Study and Negative Declaration which examines the potential environmental impacts of the proposed project. The document describes the project, which modifies the City Zoning Ordinance and Municipal Code changing the General Commercial ("**C-2**") Zoning District to allow uses permitted and conditionally permitted through Use Permits in the First Street Corridor (FSC) Zoning District of the Historic Corridor Revitalization Plan ("**HCRP**") and to add emergency shelters to the permitted uses in the C-2 Zone. The Negative Declaration also describes the existing environment that could be affected by the project, potential impacts, if any, of the proposed project, and proposed avoidance, minimization, and/or mitigation measures.

What should you do?

- Please read this document. Additional copies of this document are available for review at the City Community Development Department, 212 South Vanderhurst Avenue, King City, California.
- Attend the Public Hearings. The Planning Commission is scheduled to review the Negative Declaration on Tuesday, **May 19, 2015** at the City Council Chambers, 212 South Vanderhurst Avenue. The City Council is scheduled to review the Negative Declaration on Tuesday, **May 26, 2015** at the City Council Chambers, 212 South Vanderhurst Avenue.
- We welcome your comments. If you have any concerns about the proposed project, please attend the Planning Commission Public Hearing or send your written comments to the Community Development Department by the deadline. Submit comments via U.S. mail to the following address:

Attn: Maricruz Aguilar-Navarro, City Planner
Community Development Department
City of King
212 South Vanderhurst Avenue
King City CA 93930
Phone: 831-385-3281

Submit comments via email to: maguilar@kingcity.com

Please submit comments by **May 18, 2015**.

What happens next?

After comments are received from the public and reviewing agencies, the City Planning Commission may

- 1) give environmental approval and approval of the proposed changes to the C-2 Zone, or
- 2) require additional environmental studies, or
- 3) require changes to the project or deny the project, if there are issues that cannot be mitigated.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

If the project is given environmental approval and the proposed changes to the language of the C-2 are approved by the City Planning Commission, the decision of the Planning Commission will be forwarded to the City Council for their review. If the City Council approves the Negative Declaration and proposed changes to the language of the C-2 Zone, those changes will become effective and will govern the development and land uses allowable in the C-2 Zone.

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I. PROJECT INFORMATION

Project Title: Proposed Changes to C-2 Zoning District

Case Number: ZC 2015-001

Project Applicant: City of King Phone: 831-385-3281
212 S. Vanderhurst Ave. Fax:
King City, CA 93930
Michael Powers, City Manager

Project Landowner: N/A Applies to C-2 properties Phone:
Citywide

Project Lead: Doreen Liberto-Blanck, Community Development Director
Don Funk, Principal Planner Fax:
Maricruz Aguilar-Navarro, Assistant Planner Phone: 831.386.5916
212 So. Vanderhurst Ave.,
King City, CA 93930

Project Description: **Proposal:**

The City proposes to modify the General Commercial (“**C-2**”) Zoning District criteria to permit the uses allowed in the First Street Corridor (“**FSC**”) Zoning District of the Historic Corridor Revitalization Plan (“**HCRP**”). Those uses that are designated as "permitted" uses without the requirement of a "Conditional Use Permit" (“**CUP**”) in the FSC Zone would also be permitted in the C-2 Zone. Likewise, those uses that are permitted by the Planning Commission via a CUP in the FSC Zone would also be listed as permitted with the approval a CUP in the C-2 Zoning District. Emergency shelters are also proposed be added to the C-2 Zoning District as permitted uses. The language changes are proposed by the City to reflect the following City objectives:

1. The City desires to improve the viability and appearance of the C-2 Zone, much of which is located along First Street. Many of the existing land uses along First Street are older buildings, some which are in poor physical condition, lack landscaping, have poor signage and are deteriorating. The proposed changes will provide architectural guidance for new development and redevelopment of properties located in the C-2 Zone.
2. The City desires to encourage new businesses that are consistent with the location on a major thoroughfare that provides the public and visitors with access to the historic downtown and to Pinnacles National Park. The proposed changes will allow the development of a greater variety of visitor-serving and personal care uses, such as restaurants, shops, beauty parlors, doggy grooming, professional offices.
3. The City desires to encourage the redevelopment of existing older buildings and businesses in the C-2 Zone that are legal non-conforming uses under the existing C-2 language but would become conforming after the adoption of the proposed language

changes. Said non-conforming uses include existing restaurants, shops, personal care businesses and offices.

4. The City desires to implement the programs described in the Pinnacles and Tourism Committee's "Vision" document by adopting the proposed changes to the C-2 Zone.
5. The City desires to encourage new "mixed development" incorporating second floor apartments and apartments behind commercial and professional offices in the C-2 Zone. Said mixed uses would provide potential affordable housing for low and moderate income families and allow for employees and business owners to live in close proximity to their business.
6. The City desires to meet its obligation to assist in the provision of emergency shelters as required by the California Department of Housing and Community Development.

Background:

The current language of the C-2 Zoning District is overly restrictive for many desirable uses, either requiring CUPs or not allowing new uses such as restaurants, shops or personal care such as beauty salons and doggy grooming. For example, the current process requires the application and approval of the Planning Commission for a beauty parlor in the C-2 Zone. And mixed use is not encouraged in the current C-2 Zoning District language. On January 27, 2015, the City Council directed staff to prepare various changes to the Municipal Code that will have the result of improving the business community, beautifying the City, encouraging greater tourism, providing greater job opportunities correcting conflicting provisions of the municipal code, and improving housing opportunities. Improvements to the language of the C-2 Zoning District are part of that program.

Will the Changes Modify setback or height standards?:

The draft language of the revised C-2 Zoning District will not change the general standards for setbacks or height of buildings. The primary change will be to provide better guidance for the architectural design, parking and landscaping for new development and major redevelopment of existing buildings. The FSC Zoning design guidelines would be incorporated into the revised C-2 Zone.

Additional Benefits:

Much of the C-2 Zoning District is located within close walking distance from the proposed Multi-Modal Transit Center on First Street. The broader base of potential land uses will facilitate more pedestrian and bicycle access to existing and new businesses and mixed uses in the C-2 Zone. Landscaping, street furniture (such as benches and kiosks) as well as better directional signing (via future attractive wayfinding public signs) will further enhance the pedestrian experience along the frontages of C-2 Zoned properties located on First Street. Both new and existing businesses should benefit from the proposed changes.

Parking:

The proposed changes will not significantly modify parking standards for new development. The primary benefit will be the better appearance of parking lots, with the use of landscaping within the

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

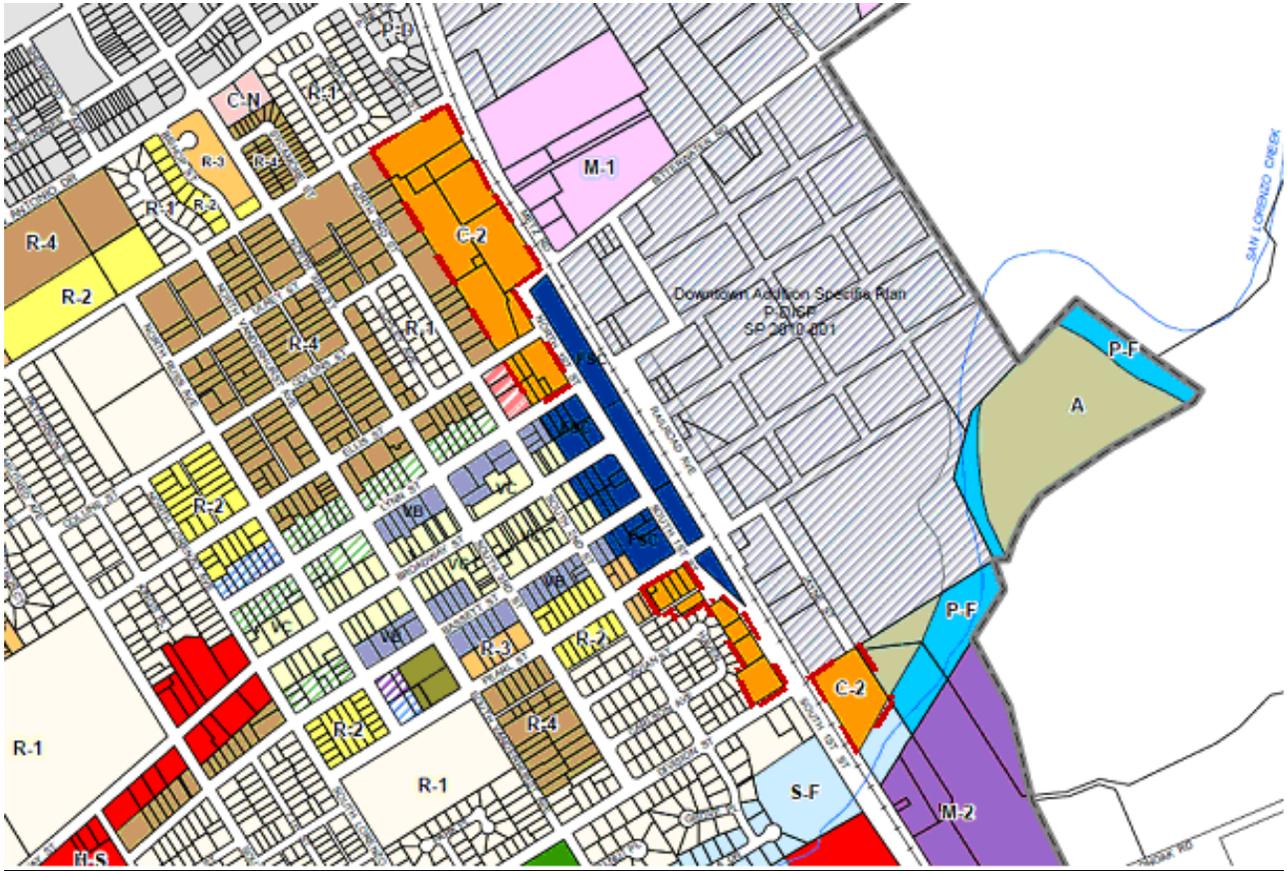
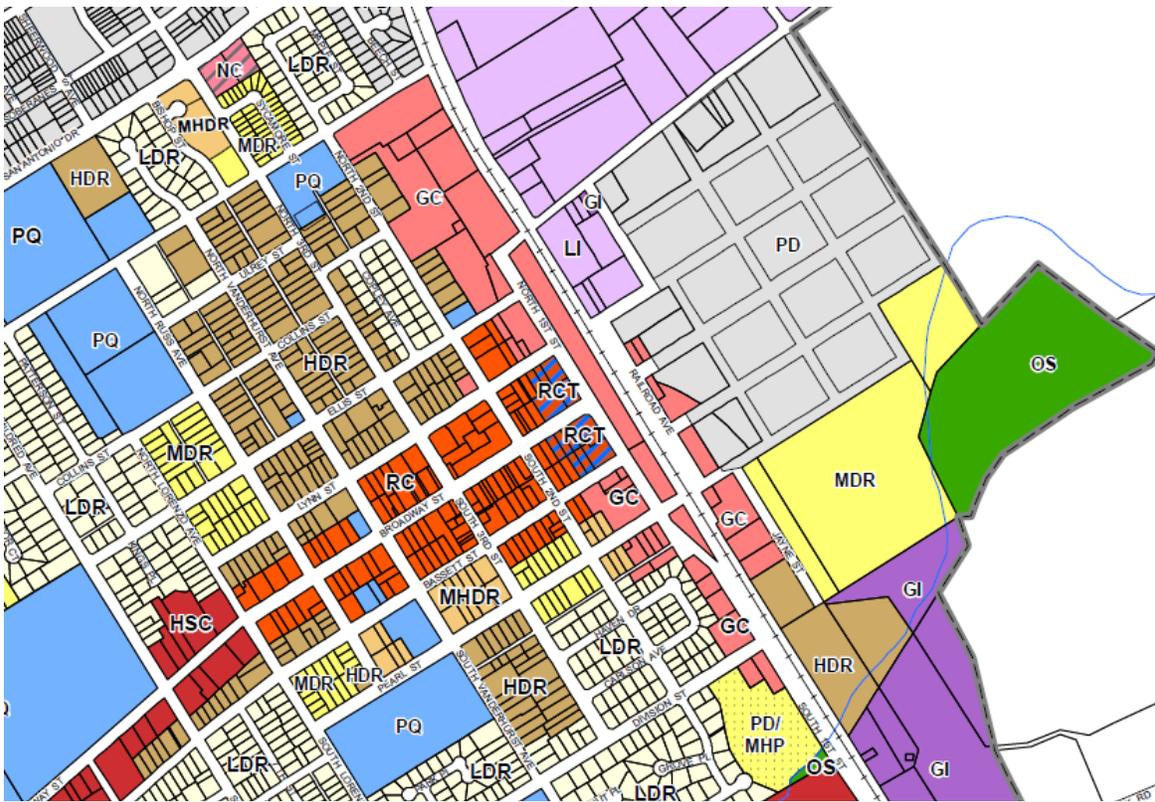


Figure 1, C-2 Zoned Properties Outlined in Red Dashed Line



General Plan Map of General Commercial Area

General Plan Designation:

General Commercial Designation

The C-2 Zone is designated as General Commercial in the General Plan Land Use Plan Map. The proposed changes to the C-2 Zone are intended to implement the Goals and Policies contained in the City's General Plan. Following are applicable Goals and Policies of the General Plan that apply to the proposed changes to the C-2 Zoning District:

Land Use Element Goal 1, Overall General Plan Land Use Element Goal #1: To provide for orderly growth and development; to maintain a balanced community; to assure an adequate supply of suitable land for residential, commercial, industrial, and other uses in order to meet projected demand; to minimize land use conflicts; to channel new development into those areas that are consistent with the City's resource management goals.

Land Use Element Policy 1.3.2 The City shall assure that adequate sites are available for both new and existing land uses to provide space for retail uses, business services, offices and visitor-serving uses.

Response to the Overall Land Use Element Goal #1 and Implementing Policy 1.3.2: The proposed changes to the C-2 Zone help to encourage future beneficial commercial and service uses by allowing uses that will provide better services for tourists on First Street traveling to Pinnacles National Park and for residents of the City. Such beneficial uses will include restaurants, stores, offices for professional services, hair dressers, barbers, dog grooming and other uses desired by both residents and visitors.

Land Use Element Goal 3: Commercial Land Use Goal: To provide adequate area for commercial land uses to meet the service needs of residents, businesses, and visitors, and to encourage development of retail commercial, service commercial, and highway-related uses that are compatible with surrounding land uses.

Land Use Element Objective 3.1: Objective/Adequate Commercial Sites: Provide for sufficient acreage to promote a variety of commercial development opportunities consistent with local and regional demand.

Land Use Element Policy 3.1.1 The City shall designate five types of commercial land use categories: FS Freeway Service Commercial; HS Highway Service Commercial; C1 Retail commercial (now designated Village Core (VC)); C2 General Commercial (A portion of which is now designated C-2 and First Street Corridor (FSC)); and CN Neighborhood Commercial. In addition, a "T" Transitional overlay is established for the upper Broadway area. Within these land use categories, the City shall promote the availability of commercial sites to accommodate a mix of retailing, wholesaling, dining and entertainment, professional and business services, and shopping center developments consistent

with the environmental, social and economic goals of the City.

Response to Land Use Element General Plan Goal 3, Objective 3.1 and Policy 3.1.1: The proposed modifications to the C-2 Zone will allow a greater mix of retail uses, wholesale, dining, entertainment, professional and business uses to better meet the needs of residents, businesses and visitors to King City. The proposed new uses will be consistent with neighboring uses and the visual appearance of the uses in the C-2 Zone will improve as properties are developed meeting the enhanced design and landscape guidelines.

Land Use Element Objective 3.2 Compatible Commercial Uses: Ensure compatibility between commercial development and surrounding land uses.

Land Use Element Policy 3.2.1 The City shall provide for the maximum flexibility in interpreting allowable uses under the zoning ordinance in order to encourage good retailing design and effective utilization of commercial property, and shall encourage a mix of residential and commercial uses where appropriate.

Land Use Element Policy 3.2.2 Existing residential land uses located adjacent to commercial property shall be protected from noise, unsightliness, offending odors, and other nuisances.

Response to Land Use Element General Objective 3.2 and Policies 3.2.1 and 3.2.2: The proposed modifications to the C-2 Zone will improve the mix of retail, service and professional uses. It will also encourage future mixed commercial/residential developments. Plus, design and appearance will be improved with the addition of architectural guidelines.

In addition, the new allowable uses will be more compatible with nearby residential uses. Currently, the C-2 Zone is developed with a variety of older automobile repair shops and semi-industrial uses that are not as compatible as the proposed retail, professional office and service uses allowed in the revised C-2 Zone.

Land Use Element Objective 3.3: Commercial Character: Ensure that commercial developments maintain or enhance the environmental quality of the area, and the City's existing character.

Land Use Element Policy 3.3.1 Commercial developments shall be designed and screened in an attractive manner and thereafter maintained so as to visually integrate the entire development with surrounding environment and land uses.

Land Use Element Policy 3.3.2 Commercial signs shall be attractive and appropriately designed.

Response to Land Use Element Objective 3.3 and Policies 3.3.1 and 3.3.2: The revisions to the C-2 Zone will add the design criteria of the First Street Corridor (FSC) Zone, further enhancing future developments, improving landscaping and resulting in better architectural design.

Circulation Element of the General Plan

The following Goals and Policies of the Circulation Element relate to the proposed changes of the C-2 Zone:

General Plan Circulation Element Goal 4: To Establish and Maintain Adequate on- and Off-street parking as Required by New Development and Existing Uses.

Circulation Policy 4.2: As new commercial or industrial development occurs within the community, the City shall continue to implement the parking and off-street loading requirement within the Zoning Ordinance. Where large trucking operations are anticipated, the City shall require that development plans provide for adequate road and driveway standards, proper design and number of loading bays, and sufficient turning radius and maneuvering areas to assure that public street rights-of-way are not obstructed

Response to Circulation Element Goal 4 and Policy 4.2: The revisions to the C-2 Zone will not change the criteria for parking or loading. Adequate parking and loading areas will continue to be required for development. Numbers of spaces are specified in the parking standards or as otherwise modified in Section 12.24 .

Housing Element of the General Plan

The Housing Element establishes the goals and policies for housing to meet the needs of all segments of the population. One of the unmet needs addressed in the Housing Elements is for Emergency Shelter:

3.6 People in Need of Emergency Shelter

In 2007, there were 3,766 homeless people in the County, 35 percent unsheltered and 65 percent were living in a shelter. (Monterey County, 2007 and 2008). However, the City of King's homeless population consists of between 10 and 15 single persons at any given time. The City's homeless population is often sighted residing under bridges, in City parks, or walking in the downtown area. Several of these individuals have mental disabilities or substance abuse problems. Those with substance abuse problems are referred to the Sun Street Community Recovery Center in the City of King, which provides referral and assessment services and DUI night classes. Those needing treatment or housing services are referred to treatment centers in Salinas.

According to the Salvation Army, the number of visible homeless typically consists of single persons or those traveling through the City of King that suddenly find themselves without funds. While no shelters are located within the City, Salvation Army provides food, motel and gas vouchers for those needing emergency assistance. Those needing long term shelter must travel or are provided assistance to Salinas where shelter beds are located. On occasion several churches may provide food or monetary donations to the Salvation Army.

Although the number of homeless persons in the City of King is very small, there is also a number of "at risk" low income families in the City of King that are without a home but not visible on the street. These families often stay with friends, relatives or group together to share a house or apartment. Several long term motels are also used by those unable to afford the down payment on an apartment. These motels tend to be expensive and often house

families, particularly, single mothers with children, and agricultural workers.

Emergency Shelter/Transitional Housing:

An emergency shelter is a facility that houses homeless persons on a limited short-term basis. Transitional housing is temporary (six months to two years) housing for an individual or family transitioning to permanent housing. State housing law (SB2) requires that jurisdictions designate at least one zoning district that allows emergency shelters, transitional housing, and single-room occupancy (SRO) units as permitted uses by right. These uses may only be subject to fees and review processes applied to residential or commercial development in the zones where they are allowed. Under the law, the City may apply written objective standards to these types of uses (e.g. maximum number of beds, length of stay, proximity to other emergency shelters). Program 19 is proposed to comply with State law. (It should be noted that Program 19 alludes to the approval of "second units."

Programs #2 and #19 apply to the proposed changes of the C-2 Zone:

Program 2 Infill Development

Underutilized lots within the City boundaries represent an opportunity for the development of housing. Infill housing can be less costly than developing raw land, because much of the existing infrastructure and public services are already in place. In addition, improving sites can be an effective tool for eliminating blight particularly in redevelopment project areas. Finally, higher density infill housing may be appropriate in neighborhoods where existing patterns of development are mixed. In order to promote infill, the City will:

- Allow and encourage mixed-use.

Program 19 Siting of Emergency Shelters and Transitional Housing

The City of King has a nominal number of homeless persons. However, the City of King Zoning Ordinance does not directly address transitional housing and emergency shelters. The City of King will amend the Zoning Ordinance and permit procedures to encourage and facilitate emergency shelters in compliance with State law (SB 2). This means that sufficient capacity must be identified to accommodate at least one year-round shelter by right, without discretionary

approval. The City will also amend the Zoning Ordinance to permit transitional and supportive housing as a residential use subject to the same standards and requirements that apply to other residential uses. The City has identified several potential areas with available vacant acreage for a homeless shelter, which include the industrial area (1.68 vacant acres), vacant opportunity site (APN 235-051-010) (33.7 acres), and the fairgrounds (18.76 vacant acres).

Response to Housing Element discussion regarding affordable housing and emergency shelters: The proposed changes of the C-2 Zone will permit mixed developments that include both commercial and residential uses (for example second floor apartments over commercial or office uses). The proposed changes of the C-2 Zone will facilitate the provision of low and moderate income housing in the City, thus implementing the Housing Element Program #2.

The City is required to designate one or more zoning districts within the City where "emergency shelters" will be permitted by right in that zone. The proposed draft C-2 Zoning District language adds "emergency shelters" as a permitted use within the C-2 Zone. Standards for the development of emergency shelters are also being recommended as a part of the revised C-2 Zoning District language. These changes will serve to implement Program #19.

Conservation, Open Space and Safety Element of the General Plan

The City has combined the Conservation, Open Space and Safety Elements into one Element of the General Plan. Following are applicable sections of that Element to the proposed changes of the C-2 Zone:

Goal 1.1 Water Resources Goal: The City shall assure that groundwater resources available to the City and the planning area are not diminished, nor their quality degraded:

Policy 1.1.4: Full build-out of this general plan shall not exceed the long-term estimated supply of groundwater resources.

Response to Water Resources Goal 1.1 and Policy 1.1.4: The proposed changes to the C-2 Zone will not significantly change the expected water use from this district area. Further, as new LID measures are implemented with future development, more rain water falling on this area will be retained and percolated on-site, reducing runoff and benefiting groundwater supplies. Pollution control will continue to be required in the design of all new development as required under the requirements of the Central Coast Regional Water Quality Control Board standards that are applicable to the development and grading of properties as well as long-term maintenance of pollution control measures within the City of King.

Goal 1.4 Energy Resources Goal: To assure that all activities of the City, including the approval of new development patterns, do not generate, nor unnecessarily continue, wasteful uses of nonrenewable energy resources.

Policy 1.4.1: The City shall encourage energy-efficient designs within new homes, commercial and industrial buildings, and public facilities.

Policy 1.4.2: The City shall encourage the development and utilization of renewable energy sources such as solar, wind generation, and biomass technologies.

Response to Goal 1.4 and Policies 1.4.1 and 1.4.2: As new development occurs in the C-2 Zone, the City staff and Planning Commission should encourage the innovative use of technologies to reduce energy use. For example, the simple use of deciduous trees

along the east, south and/or west sides of a building can reduce the heat of the sun during the summer and increase the ability of the structure to absorb heat from the sun during the winter. In similar ways, building roof overhangs can shade walls from summer sun while providing solar heating of the walls during the winter. Also, solar collectors for electrical generation and for water heating can be incorporated into new buildings, reducing energy use and annual energy costs.

Goal 2.4: Scenic Resources and Landscape Protection Goal: To Assure that new development does not destroy or significantly impair the City's scenic resources.

Policy 2.4.1: In reviewing proposed plans for new development proposed along major thoroughfares, particularly entrances to King City, the City shall encourage appropriate site planning, design, building materials, landscaping, and signage to enhance the scenic quality of these thoroughfares.

Program 2.4.1.1: The Planning Commission shall evaluate site plans, elevations, and landscaping plans of new development proposals visible from major thoroughfares, including Highway 101, Broadway Street, San Antonio Road, First Street, and Metz Road. This evaluation shall consider, but not be limited to, appropriate setbacks, open space buffers, landscaping, screening techniques, exterior colors and materials, street furniture, and other amenities.

Response to Goal 2.4 and Policy 2.4.1 and Program 2.4.1.1: As new development occurs in the C-2 Zone, the City staff and Planning Commission will continue to review projects to assure that the requirements of this goal is met. The addition of the First Street Corridor Zoning District design guidelines will provide additional guidance to the staff and Planning Commission in assisting future developers in improving the views from First Street.

Goal 2.5 Historical and Archaeological Sites Goal: To assure that new development does not destroy significant examples of history or pre-history of the community, and to encourage preservation and respect for historical and archaeological sites within and around King City

Policy 2.5.1: The City will strive to identify, and where know to protect, significant archaeological sites within its jurisdiction.

Program 2.5.1.1: For major new developments, i.e. greater than or equal to 2.5 acres, or for smaller projects, where it is known or suspected that archaeological resources may be present, the City shall require the applicant to document the location and significance of its archaeological resources.

Program 2.5.1.2: Archaeological resource information shall be incorporated into the environmental impact assessment for the project(s), and impact upon archaeological resources shall be mitigated to the extent feasible.

Program 2.5.1.3: The City shall pursue all available and reasonable measures to protect archaeological sites, including purchase of archaeological easements, dedication to the City or County, tax relief, purchase development rights, and

consideration of reasonable project alternatives.

Policy 2.5.2: The City shall strive to identify, and where known to protect, significant historical sites and structures within its jurisdiction.

Program 2.5.2.1: The City shall encourage and assist eligible property owners to submit application to qualify appropriate properties and buildings on the National Register of Historic Places and/or the State Landmark Program

Program 2.5.2.2: The City shall work with property owners to mitigate impacts upon historical buildings wherever feasible, by supporting tax incentives, historic easements, code modifications, and other methods mutually agreeable between the City and the landowner.

Response to Goal 2.5 and Policies 2.5.1 and 2.5.2 and Programs 2.5.1.1, 2.5.1.2, 2.5.1.3, 2.5.2.1 and 2.5.2.2: As new development occurs in the C-2 Zone, the staff and Planning Commission will continue to require mitigation measures to protect archaeological and historical properties and buildings. The changes of the C-2 Zoning District language have added this protection of cultural resources as a general performance standard.

Goal 3.3 Public Safety Facilities Goal: To provide police and fire protection services at levels adequate for the protection of life and property.

Policy 3.3.6 The City shall require that all new development proposals and/or changes in land use be referred to the Fire Department for safety evaluation.

Program 3.3.6.1: As part of standard permit processing, the Planning (Community Development) Director shall refer discretionary projects to the Fire Department for review and comment prior to preparation of City staff planning reports.

Response to Goal 3.3, Policy 3.3.6 and Program 3.3.6.1: As new development occurs in the C-2 Zoning District, the Community Development Director will continue to refer projects to the Fire Department of review and comment.

Noise Element of the General Plan

The Noise Element states that apartments adjacent to First Street are potentially exposed to noise levels in excess of 65 dBA Ldn.

Future Policy 3.3.1: The standards for "Exterior Land Use/Noise Compatibility Levels" Table 2 of the this Noise Element - and the noise level contour maps should be used for reviewing plans for development or redevelopment of various land uses, and for determining whether or not special noise attenuation measures should be provided in any proposed development which the Planning Commission and/or City Council may conditionally approve.

Projects that are located in areas close to noise sources in King

City (such as near Highway 101, First Street and Broadway Street) are governed by California Administrative Code, Title 25 Chapter 1, Subchapter 1, Article 4. Noise Insulation Standards.. The California Administrative Code requires in subsection f, item (1) the "Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for a building permit."

The Federal Department of Housing and Urban Development (HUD) has established the following standards, which are contained in the City Housing Element:

Sleeping Quarters interior noise levels that

- do not exceed 55dB(A) for more than an accumulation of 60 minutes in any 24-hour period, and
- do not exceed 45 dB(A) for more than 30 minutes during nighttime sleeping hours from 11 p.m. to 7 a.m. and
- do not exceed 45 dB(A) for more than an accumulation of eight hours in any 24 -hour day.

Response to the Noise Element policies regarding future residential uses in the C-2 Zone. Most of the C-2 Zone is located in an area that has been identified as having dBA Ldn noise levels that exceed the acceptable levels for motels, apartments and single-family detached housing. Any future secondary housing units will be required to meet the standards of the California Administrative Code, Title 25 regarding the implementation of special noise attenuation required under the Noise Element.

Economic Development Element of the General Plan

The City's Economic Development Element of the General Plan also contains goals and policies that affect the C-2 Zone.

Economic Development Element Vision: To facilitate a stable community economy and high quality of life by fostering new investment to generate new and improved property values, municipal revenue, and employment opportunities.

General Plan Economic Development Element Goals Applicable to C-2 Zone:

1. Enhance awareness of investment potential of King City to both local and external business.
2. Assist local enterprises to remain and expand within King City.
3. Promote diversification of the King City economic base in order to provide year-round full employment.

General Plan Economic Development Element Policies Applicable to C-2 Zone:

G. The City will prepare and implement an urban design plan to revitalize Broadway Street as a retail commercial corridor, and First Street as a mixed service and retail commercial corridor. The

downtown area should emphasize those uses that would contribute to a pedestrian-oriented shopping atmosphere, such as restaurants, jewelry, clothing, gift stores, and entertainment.

H. The City will strive to retain its position as the retail hub of South County. New retail development and shopping centers will be encouraged to locate within properly zoned properties within the community.

Response to the Economic Development Element Goals and Policies applicable to the C-2 Zone: The proposed modifications of the C-2 Zone will encourage a greater mix of commercial and service uses along the First Street corridor by adding allowable uses such as restaurants, shops, professional offices, beauty salons, dog grooming and other essential uses that serve both local residents and visitors. The proposed changes will allow a more diverse and economically viable corridor to flourish by broadening the potential commercial and professional uses, add potential affordable housing (with second floor apartments) and provide needed economic stimulus for the community, improve the appearance of the streetscape and increase job growth.

The King City Tourism Group and Pinnacles National Park Liaison Committee

The Committee's Vision has been endorsed by the City Council. While not a regulatory document, it contains vision statements that are intended to help improve the economic viability of the City. The proposed changes to the C-2 Zone help to implement the following objectives contained in the Committee's Vision statement:

The proposed changes to the C-2 Zone will help to implement the following strategy of the King City Tourism Group and Pinnacles National Park Liaison Committee:

Beautify the major entryways to the City

a. Provide trees, shrubs and groundcovers to improve the appearance of Broadway and First Street using the First Street Corridor Master Plan as a template. Incorporate drought tolerant and beautiful landscaping in new development and in redevelopment. Encourage Caltrans to beautify the freeway with landscaping, including native wildflowers.

b. Encourage landowners with older buildings to restore/beautify and paint their buildings.

Response to Beautifying the major entryways to King City: The proposed changes to the C-2 Zone will encourage new well-designed architecture and landscaping by incorporating the First Street Corridor (FSC) Zoning District architectural and landscaping guidelines.

First Street Corridor Master Plan, City Council Approval Date: 26 Feb 2013

The First Street Corridor Master Plan is an advisory document approved by the City Council on February 26, 2013 designed to guide the development of First Street from the 101 Freeway to Broadway Street. Following are the Goals and Policies of the First Street Corridor Master Plan applicable to the proposed changes of the C-2 Zone.

First Street Corridor Master Plan Goal No. 2: Support mixed use development projects that further healthy community practices and provide access to affordable housing, economic development opportunities, alternative transit and healthy food.

Objectives:

2 b. Encourage mixed uses to promote economic opportunities, a sense of community and walkability.

2 c. Encourage new developments to implement innovative building design and material use.

2 e. Allow for regional access to the Historic downtown through a well-designed and aesthetically inviting First Street corridor.

2 f. Work with the Chamber of Commerce and businesses to locate a farmers market, or fresh produce stand along First Street to show case the products grown and packaged in the City of King area.

2 g. Work with new businesses looking to locate along the First Street corridor, or existing businesses looking to expand, on the Salinas Valley Enterprise Zone and other opportunities in a public/private cooperative manner.

Responses to First Street Corridor Master Plan Goal 1 and Objectives applicable to the proposed changes to the C-2 Zone:

The proposed changes of the C-2 Zone will add potential secondary residential apartments, increasing the number of affordable units. The changes will also encourage a greater mix of commercial uses and better designed buildings, improving the views of travelers and shoppers along First Street.

The addition of Farmer's Markets and a broad range of small service and commercial uses could be achieved through the proposed modifications of the C-2 Zone by incorporating the allowable uses identified in the FSC Zone.

First Street Corridor Master Plan Goal No. 3: Encourage buildings with a human scale, which evoke traditional buildings without imitating them and to create a pedestrian-friendly layout and streetscape.

Objectives:

3 a. Make the First Street corridor inviting to pedestrians, prospective residents and businesses through streetscaping and architectural design which are responsive to the human scale.

3 b. Enhance urban design, building configuration and heights by taking advantage of view sheds of the surrounding hills and agricultural fields.

3 e. Require parking areas to be located in the rear of buildings for all development fronting First Street between Broadway Street and Pearl Street.

Responses to First Street Corridor Master Plan Goal 3 and Objectives applicable to the proposed changes to the C-2 Zone:

The proposed changes of the C-2 Zone will add the architectural guidelines applicable to the FSC Zone. These guidelines incorporate the design theme and building scale desired by Goal 3 and objectives

stated above.

First Street Corridor Master Plan Goal No. 4: Encourage all elements of development to have a linkage, and be connected to create comfortable transitions between spaces and land uses.

Objectives:

4 a. Design buildings and streetscape elements in a culturally appropriate style which provide a sense of identity.

4 b. Encourage urban designs to be harmonious with the natural environment by incorporating native vegetation and by taking advantage of existing topography.

4 c. Create public spaces and developments at a neighborhood scale to coherent with the local cultural and agricultural heritage.

4 d. Provide a variety of design elements to make the corridor a visually interesting and lively space.

Responses to First Street Corridor Master Plan Goal 4 and Objectives applicable to the proposed changes to the C-2 Zone: By adding the FSC architectural guideline measures to the C-2 Zone, the Architectural Review Committee and staff can assist developers of C-2 Zoned properties in the use native and drought tolerant plants as well as how to incorporate the local cultural, agricultural and historic heritage of the City's historic downtown.

First Street Corridor Master Plan Goal No. 6: Promote the development, retention and expansion of businesses.

Objectives:

6 b. Encourage the location of a farmer's market and other agricultural based special events along the First Street corridor to highlight the City's agricultural and small town heritage, and provide people an opportunity to buy-local products and recycle revenue in local economy. Look at other similar community efforts such as the farmer's market in San Luis Obispo for examples and ideas.

6 c. Continue to work regionally and promote the City's Enterprise Zone.

6 d. Focus planning efforts to emphasize linkages between the Monterey County wine corridor, the Historic downtown, the Pinnacles National Park (formerly Pinnacles National Monument), regional bicycle routes, the San Lorenzo Creek and Salinas River, and other nearby tourism points to the multi-modal transit center.



Farmer's Market, King City

Responses to First Street Corridor Master Plan Goal 6 and Objectives applicable to the proposed changes to the C-2 Zone: By adding the uses permitted in the FSC Zone to the C-2 Zone, landowners and business owners will be able to obtain permits for farmer's markets and other local commercial uses that highlight the City's agricultural heritage. The changes to the C-2 Zone will also help the City promote the Enterprise Zone (the partnership between the cities of the Salinas Valley, including Salinas, Gonzales, Soledad, Greenfield, and King City).

The changes will importantly encourage the creation of a more aesthetically pleasing and vibrant commercial corridor/gateway to Pinnacles National Park.

First Street Corridor Master Plan Goal No. 7: Improve the circulation system along the First Street corridor.

Objectives:

7 c. Provide for the compatibility of the First Street corridor with the multi-modal transit center.

7 d. Require pedestrian accessibility between the multi-modal transit and the Historic downtown.

7 e. Minimize the number of driveways and other vehicle access points along the First Street corridor.

Responses to First Street Corridor Master Plan Goal 7 and Objectives applicable to the proposed changes to the C-2 Zone: The proposed changes to the C-2 Zone will encourage the development and redevelopment of the properties along the First Street Corridor. With each new development, public improvements to First Street will occur, such as new or repaired sidewalks. These new sidewalks will improve the pedestrian linkages to the proposed Multi-Modal Transit Center and access to the Broadway Street historic downtown, thus implementing the strategies that will improve access throughout the City.

C. MULTIMODAL TRANSPORTATION CENTER STRATEGIC PLAN
(from First Street Master Plan Document)

The City of King, California is developing a Multi-Modal Transportation (Transit) Center along First Street MMTC "to address the need to optimize transit connections for the transit dependent population, particularly for the low-income population in the City of King area. The MMTC concept includes re-establishing the historic 1886 passenger rail station "King's Station" as part of the new Coast Daylight and Coast Starlight train service to the City of King, with connections to the local transit service provided by Monterey-Salinas Transit."

"The local military base, US Army's Fort Hunter-Liggett, has also identified the Federal Necessity to be able to move a significant number of troops and their gear equipment from a re-established train station to their facility southwest of the City of King. As part of the US Army's Energy and Environmental Sustainability efforts,

there is a Federal Interest in replacing the numerous shuttle buses between the Fort and the San Jose airport with Amtrak train service between San Jose and the City of King , thus providing a significant passenger draw for a King City station, beyond just the two MST (2) routes that would serve the MMTC."

King City is located fifty miles north and fifty miles south of the nearest passenger rail stations. Logistically, King City makes a perfect location for a new passenger rail and intercity bus station.

Responses to First Street Corridor Master Plan proposal for a Multi-Modal Transit Center and the impact of the proposed changes to the C-2 Zone: The broader range of commercial, professional, service and secondary residential apartments will result in a better mix of uses near the new MMTC. The changes proposed for the C-2 Zone will enable low and moderate income residents of the future apartments to easily access vital inter-urban transportation that will become available at the new MMTC. Using the Paso Robles train and bus station as an example, the future MMTC in King City would be surrounded by new handsome commercial development and implement the goals for a successful transit center.



Concept Overview of MMTC from First Street Corridor Master Plan

Zoning:

C-2, Proposed Changes

The following uses are the proposed changes to the C-2 Zone:



Proposed Park and Multi-Modal Transit Center on First Street near Pearl Street



Concept for new C-2 Zone Streetscape and the Proposed Multi-Modal Transit Center along First Street

The proposed changes to the C-2 Zone will facilitate nicer architecture and landscaping for the First Street corridor as seen in the above artist concept for the new streetscape.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

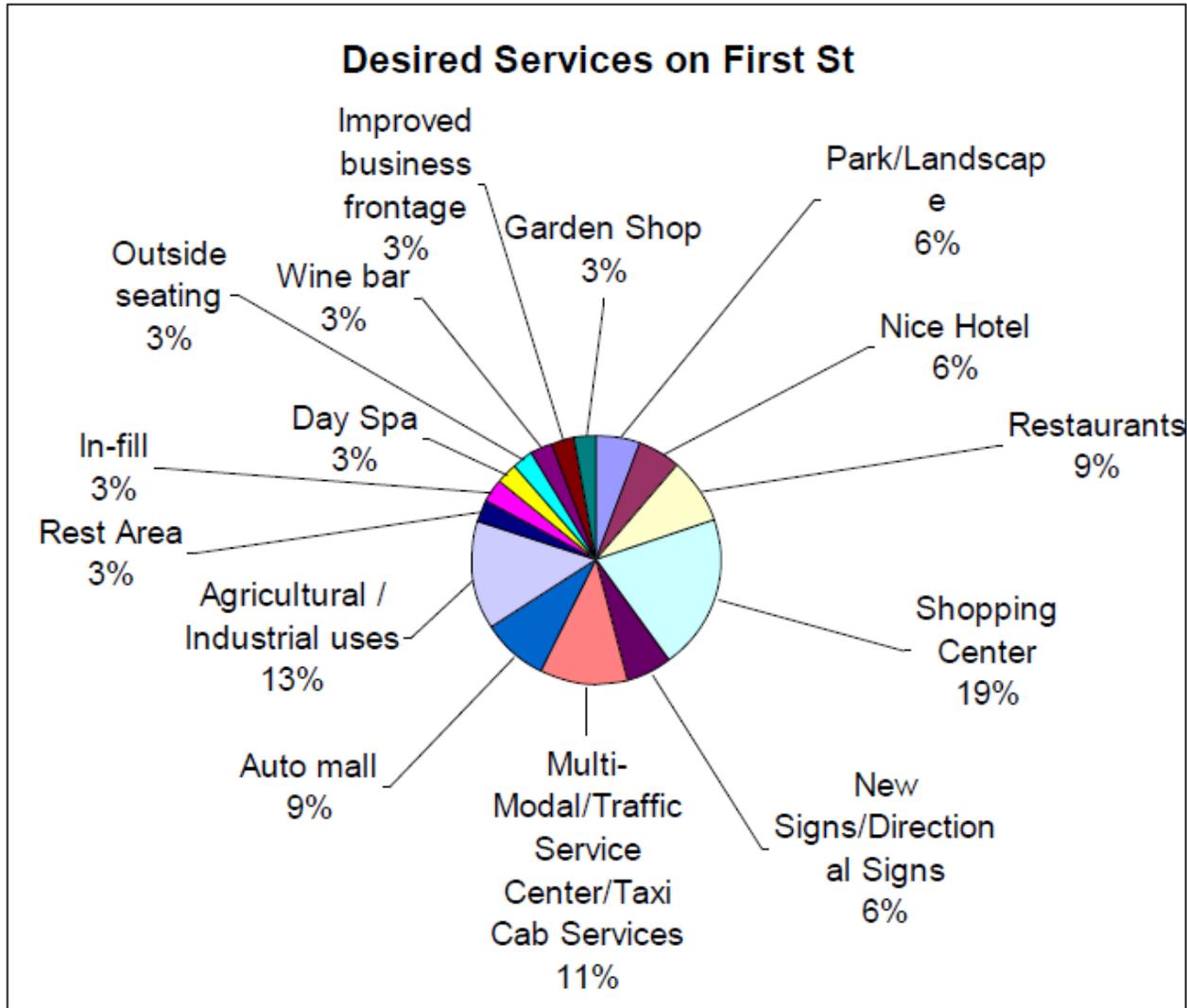


Examples of Future First Street corridor based on First Street Corridor Master Plan and proposed C-2 Zone

The changes being proposed to the C-2 Zone will provide the encouragement for landowners to redevelop their properties. There will be more opportunities for better building and landscape design as shown in the above artist concepts for First Street.

Community Desires for First Street Corridor.

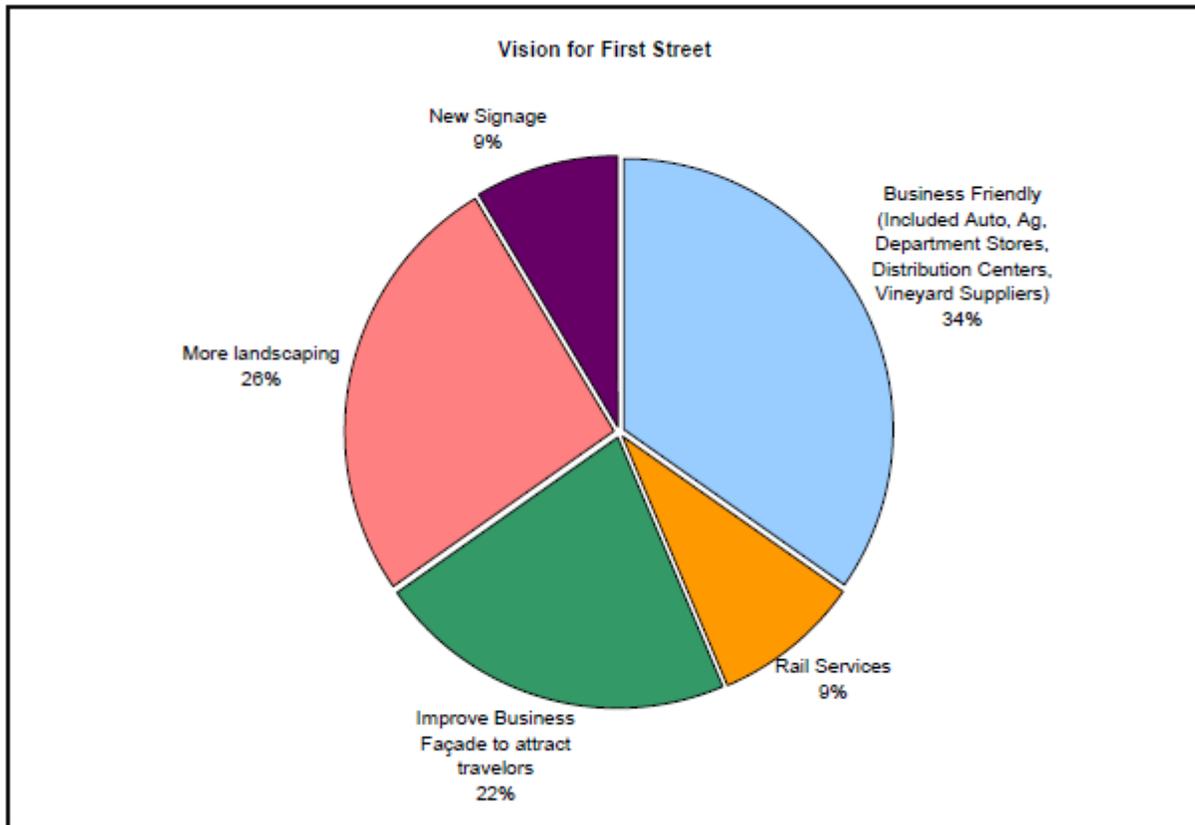
Following is a diagram showing the results of surveys of King City residents and business owners for services on First Street. (Source: First Street Corridor Master Plan)



During the preparation of the First Street Corridor Master Plan, citizens and business owners were asked for their list of most important changes needed for the area. Following is a summary of their comments.

The proposed changes to the C-2 Zone will allow a greater range of potential land uses along First Street, including restaurants, health and fitness facilities, spas, second floor apartments, retail shops, farmers markets, professional offices, and hotels. Currently, all of these uses are not encouraged in the C-2 Zone. Changing the code to allow uses listed in the First Street Corridor (FSC) Zone will make these uses more feasible, encouraging the redevelopment of uses along First Street.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone



The proposed changes to the C-2 Zone will help implement some of the main desires expressed by citizens and businesses regarding improving First Street identified in the preceding diagram. The new code section will include a greater range of commercial uses and, in doing so, will be more "business friendly." Also, as older buildings are redeveloped and new uses are encouraged by the changes in the C-2 Zone, there will be opportunities for more pleasing building facades, more aesthetically pleasing signage and more landscaping along First Street.

II. DETERMINATION OF NEGATIVE DECLARATION

This proposed Draft Negative Declaration is included to give notice to interested agencies and the public that it is the City of King's intent to adopt a Negative Declaration for this project. This Negative Declaration is subject to change based on comments received by interested agencies and the public. The project is not expected to have a significant effect on the environment. The proposed changes will not result in an intensification of uses on C-2 zoned properties. Instead, the proposed changes will increase the diversification of uses, allowing more suitable uses (and often less intensive uses) for the vacant properties.

The City of King prepared the Initial Study and Negative Declaration for this project and pending public review, expects to determine from this study that the project, if developed and operated consistent with any mitigation measures specified in this document, would not have a significant effect on the environment for the following reasons:

- The proposed project would have no significant effect on: growth, farmland/timberland, the community, cultural resources, geology/soils/seismic/topography, hazardous waste or materials, air quality, noise or vibration, Land Use, Parks and Recreational Facilities, Utilities/ Emergency Services, Traffic and Transportation, Visual/ Aesthetics, Hydrology and Floodplain, Water and Storm Water Runoff, Animal Species, Invasive Species, Construction Impacts, or Climate Change, or historical/archaeological/paleontological resources, natural communities, and threatened and endangered species because the following mitigation measures would reduce potential effects to insignificance.

III. ENVIRONMENTAL SETTING

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the Environmental Checklist:

| | | | | |
|---|--------------------------------|--|---|----------------------------------------|
| X | 1. Aesthetics | | X | 9. Land Use/Planning |
| | 2. Agricultural Resources | | | 10. Noise |
| | 3. Air Quality | | X | 11. Population/Housing |
| | 4. Biological Resources | | | 12. Public Services |
| | 5. Cultural Resources | | | 13. Recreation |
| | 6. Geology/Soils | | | 14. Transportation/Circulation |
| | 7. Hazards/Hazardous Materials | | | 15. Utility/Service Systems |
| | 8. Hydrology/Water Quality | | | 16. Mandatory Findings of Significance |

Environmental Setting: The properties affected by the proposed changes to the C-2 Zone are located primarily along the First Street corridor. Approximately 75 percent of the area is developed. The proposed changes will impact the range of possible future uses on both vacant and built-up properties..

| Surrounding Land Use | | | |
|----------------------|------------------------------------|-------|-------------------------------------------------------|
| North: | General Industrial and residential | East: | Industrial and agriculture (future downtown addition) |
| South: | Commercial and Residential | West: | Commercial and residential |

Environmental Setting:

The C-2 Zoned properties covered by this proposed change in Zoning District language are located along the First Street corridor near the center of the City. The City of King is located in the southern end of Salinas Valley along the US Highway 101 freeway approximately in the center of Monterey County. King City is the hub of the southern part of the agricultural industry of the Salinas Valley. The Salinas Valley is one of the most productive agricultural valleys in the world, producing many of the fruits and vegetables consumed throughout the United States. It is also at the northern edge of the Paso Robles Wine Region, recently named the Wine Enthusiast's Magazine "Wine Region of the Year award for 2013. A major regional winery, Monterey Wine Company, is located in King City near the airport. The Highway 101 corridor connects the San Francisco Bay Area and the Central Coast.

Most of the C-2 Zoned properties in King City are located either on or within close proximity to First Street. This street was formerly part of the US Highway 101. The Highway was relocated from Broadway and First Street to the current freeway alignment almost fifty years ago. Much of the highway traffic now bypasses the King City downtown. However, a major development occurred two years ago when Pinnacles was formally designated by President Obama as one of the Nation's fifty-eight National Parks, alongside Yellowstone, Yosemite, the Grand Canyon and the other National Parks. The City is the primary southern gateway to the newly designated Pinnacles National Park. The First Street corridor is the main roadway providing access to the National Park for visitors traveling northbound to the Park. It is estimated that up to half of the quarter million National Park visitors may travel along First Street. According to the Park Superintendent, Karen Beppler-Dorn, the number of visitors to Pinnacles is increasing every year, increasing the importance of First Street appearance and availability of viable visitor-serving uses

Much of First Street has been developed with a hodgepodge of various commercial and service uses such as older tire stores, mechanics garages, dilapidated motels and other similar uses. Some of these older uses occupy older poorly maintained buildings. Few of these older uses provide services for the travelers and visitors to King City or the National Park. There is little landscaping or other visual improvements along the First Street corridor. The need for improvement is great. The proposed changes to the C-2 Zone are intended to allow for a greater flexibility to include a greater number of commercial uses that would serve

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

both residents and visitors. The proposed changes would also result in redevelopment of older deteriorating properties, the improvement in architectural design and the addition of needed landscaping.

The City is approximately 50 miles south of the City of Salinas, 145 miles south of San Francisco, 105 miles south of San Jose, 50 miles north of Paso Robles and 250 miles north of Los Angeles. The City of King is important for its proximity to Pinnacles National Park and as the hub of south Salinas Valley agricultural center. It is a relatively small agriculture-based community located south of the small towns of Greenfield, Soledad, and Gonzales, other agricultural communities in the Salinas Valley.

The topography of the City and surrounding valley is flat alluvial plane between mountain ranges to the east and west of the City. San Lorenzo Creek and Salinas River floodplains are a potential hazard, bordering the southwestern portion of the City and traversing the City in a northeasterly direction to intersect the Salinas River. The City is located near the border of the Pacific and Continental Plates and is within an area known to have frequent seismic movement.

IV. ENVIRONMENTAL CHECKLIST AND IMPACT REVIEW

The following checklist indicates the potential level of impact and is abbreviated as follows:

- Known Significant: Known significant environmental impacts.
- Unknown Potentially Significant: Unknown potentially significant impacts, which need further review to determine significance level.
- Potentially Significant and Mitigable: Potentially significant impacts which can be mitigated to less than significant levels.
- Not Significant: Impacts which are not considered significant.
- Impact Reviewed in Previous Document: Adequate previous analysis exists regarding the issue; further analysis is not required due to tiering process (Section 21094 of CEQA and Section 15162 of the State CEQA Guidelines). Discussion should include reference to the previous documents and identification of mitigation measures incorporated from those previous documents. Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

| 1. | AESTHETICS: | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Have a substantial adverse effect on a scenic vista? | | | | X | |
| b. | Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway? | | | | X | |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X | |
| d. | Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | | | | X | |

Impact Discussion:

The proposed language changes to the C-2 Zone will result in improvement of the aesthetic qualities of the C-2 Zoning District area. Many of the existing uses are in poorly maintained buildings that lack architectural character and lack landscaping. The proposed changes will add the architectural guidelines of the First Street Corridor (FSC) Zoning District of the Historic Corridor Revitalization Plan. The changes will improve the appearance of the First Street Corridor.

Proposed Mitigation Measures:

None necessary. The proposed language changes to the C-2 Zone will result in improvement of the aesthetic qualities of the C-2 Zoning District.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

| 2. | AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| a. | Convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X | |
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X | |
| 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 | |

Impact Discussion:

The C-2 properties in King City are within the developed part of the City. No agricultural property will be impacted by the proposed changes to the C-2 Zoning District language.

| 3. | AIR QUALITY Would the project: | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan? | | | | X | |
| b. | Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)? | | | | X | |
| c. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | | X | |
| d. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | | | | X | |
| e. | Create objectionable smoke, ash, dust or odors affecting a substantial number of people? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zoning District language will not change or otherwise impact air quality. Traffic and any associated vehicle emissions will not be impacted by the proposed changes to the C-2 Zoning District. Some vehicle trips may be reduced by the proposed addition of secondary apartments. Occupants of the residences will have potential shorter vehicle trips or be encouraged to walk to work and shopping if they live in close proximity to their job and to shopping and other services located in the C-2 Zone.

Mitigation Measure No. 3.a: None required. The new changes in the C-2 Zone may reduce vehicle trips and reduce vehicle emissions. Dust and other air quality impacts will also not be changed by the proposed changes in the C-2 Zone. The same dust control measures will be required of builders regardless of the type or use of the future buildings.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

| 4. | BIOLOGICAL RESOURCES | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X | |
| b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of fish and Game or U.S. Fish and Wildlife service? | | | | X | |
| 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 | |
| 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 | |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X | |
| 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 | |

Impact Discussion:

The C-2 Zoned properties do not include areas of rare or endangered plant or animal species. No impacts are anticipated.

| 5. | CULTURAL RESOURCES | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|-----------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | | | | X | |
| b. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | | | | X | |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X | |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | | | | X | |

Impact Discussion:

The C-2 Zoned area is mostly developed. There are no known archaeological sites on or near the C-2 Zoning District. However, should resources be discovered in the review of future projects in the C-2 Zoning District, those resources would be required to be protected in a manner consistent with State and local laws. In the event that historical, paleontological or archaeological resources are discovered during demolition or grading. All work will be required to stop and the resources shall be evaluated by qualified professionals in those fields.

The development of each future project will be so conditioned:

Mitigation Measure to be required of each future development in the C-2 Zoning District: In the event of an accidental discovery or recognition of any human remains on each future project site, the City of King will ensure that the applicant includes this language in all construction and bid documents, in accordance with CEQA Guidelines §15064.5(e):

“If human remains are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or it's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or it's authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

| 6. | GEOLOGY /SOILS | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant or Not Applicable | Impact Reviewed in Previous Document |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------------------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | X | |
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42) | | | | X | |
| ii) | Strong Seismic ground shaking? | | | | X | |
| iii) | Seismic-related ground failure, including liquefaction? | | | | X | |
| iv) | Landslides? | | | | X | |
| b. | Result in substantial erosion or the loss of topsoil? | | | | X | |
| 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 | |
| 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 | |
| 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 | |

Impact Discussion:

The proposed language changes to the C-2 Zoning District will not affect geology or soils. Buildings will continue to be required to meet the requirements of the seismic location which depends on soil conditions, proximity of ground water, potential for ground motion and other factors. Certain buildings, such as hospitals and schools, may be required to meet more strict structural criteria as defined by the building code.

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The valley is generally described as having quaternary deposits according to the State of California Department of Conservation "Geologic Map of California." Quaternary means "belonging to the geologic time, system of rocks, or sedimentary deposits of the second period of the Cenozoic Era, from the end of the Tertiary Period through the present, characterized by the appearance and development of humans and including the Pleistocene and Holocene epochs." (Source: Free Dictionary website). The Salinas Valley is made up of primarily alluvial soils deposited over time by the periodic flooding processes of the Salinas River and its tributaries. In this sense, flooding is normal and beneficial process in which soils are built up in valley floors.

The City of King is located in the Salinas Valley between the Santa Lucia and Gabilan mountain ranges which is a broad basin filled with several thousand feet of sediment. The City is within close proximity to numerous fault lines, the most prominent being the San Andreas east of the City and the Rinconada to the west. According to the AMBAG 2035 MTP/SCS and RTPs for Monterey, San Benito, and Santa Cruz EIR, Section 4.7 Geology and Soils Section, Monterey County "is susceptible to high levels of groundshaking due to the numerous active faults which pass through or border the area. The portions of Monterey County with the highest susceptibility to ground-shaking are the lower Salinas Valley (northward from the City of Gonzales), the peninsular area from Carmel to the Santa Cruz County line, and in the southeast around Parkfield." According to the EarthquakeTrack.com, in 2013, there were 754 earthquakes of magnitude 1.5 or larger in the region near the City of King, with 63 earthquakes within the past month (at the time of the preparation of this Initial Study). Most of those earthquakes have occurred east of Gonzalez, Soledad, Greenfield and City of King in clusters along the San Andreas Fault which parallels the Salinas Valley.

Future major earthquakes in or near the City of King appear likely.

General Mitigation Measure No. 6.a: Prior to construction, soils report will be required as needed and future structures will be designed to meet the requirements specified in that report. The architect or structural engineer shall verify that the structure will meet all seismic requirements.

| 7. HAZARDS/HAZARDOUS MATERIALS | | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| 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 | |
| b. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X | |
| 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 | |
| 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 create a significant hazard to the public or the environment? | | | | X | |
| e. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X | |
| f. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X | |

Impact Discussion:

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

There can be unseen or unknown contamination on almost any property within the C-2 Zoning District. The changes proposed to the C-2 Zone will not increase this potential.

Mitigation Measure No. 7.a: If potential previous unseen or unknown soil site contamination is deemed to be possible, either due to previous uses on the property (such as historic subsurface storage tanks of gasoline or other petroleum products) or due to nearness to another known contamination site, a soil evaluation will be required prior to issuance of a permit. If contamination is evident, the extent and mitigation of the contamination shall be evaluation by the City Engineer.

| 8. | HYDROLOGY/WATER QUALITY | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Violate any water quality standards or waste discharge requirements? | | | | X | |
| 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 | |
| c. | Substantially alter the existing drainage pattern on 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 | |
| d. | Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | | | | X | |
| 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 or fail to meet the new CCRWQCB standards for stormwater control? | | | | X | |
| f. | Otherwise substantially degrade water quality? | | | | X | |
| 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 | |
| h. | 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 | |
| i. | Inundation by seiche, tsunami, or mudflow? | | | | X | |

Impact Discussion:

The Envirostor Geotracker website does not indicate any contamination sites in the subject C-2 Zoned area. However, there are several sites in close proximity to the C-2 Zone, two near the intersection of Metz Road and Bitterwater and another near 2nd Street south of King Street. There are also storage tanks near the area. Other surface soil contamination has been found in the vicinity of First Street and Pearl. The proposed changes in the Zoning Ordinance will not markedly change the potential for either finding older unknown soil contamination sites in the C-2 Zoning District area or for creating new future contamination. In fact, the new additional uses proposed for the C-2 Zone are less likely to create subsurface contamination than the older vehicle repair shops.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

Mitigation Measure No. 8.a: If existing unknown subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board.

| 9. | LAND USE AND PLANNING | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Physically divide an established community? | | | | X | |
| 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 | |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zoning District are consistent with the General Plan and the First Street Corridor Master Plan as described in the review of the General Plan above.

| 10. | NOISE | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| | Would the project: | | | | | |
| a. | Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies? | | | | X | |
| b. | Expose persons to or generate excessive ground borne vibration or ground borne noise levels? | | | | X | |
| c. | Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X | |
| d. | Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zoning District will not subject or expose people to unacceptable noise levels. If residences are proposed as secondary uses in the District, those residential uses may require the addition of noise mitigation to reduce interior noise levels to acceptable levels identified in the City's Noise Element and in the following Table 5:23 CFT Table 1, Noise Abatement Criteria (NAC) Hourly A Weighted Sound Level in Decibels (dB(A)) for Residential uses.

Table 5: 23 CFR Part 772, Table 1 Noise Abatement Criteria (NAC) Hourly A Weighted Sound Level in Decibels (dB(A))

(Source: US Department of Transportation, Federal Highway Administration),

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

| Activity Category | $L_{eq}(h)$ | $L_{10}(h)^2$ | Analysis Location | Description of Activity Category |
|-------------------|-------------|---------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | 57 | 60 | Exterior | Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose. |
| B ³ | 67 | 70 | Exterior | Residential. |
| C ³ | 67 | 70 | Exterior | Active sport areas, amphitheatres, auditoriums, campgrounds, cemeteries, day care centers, hospitals, libraries, medical facilities, parks, picnic areas, places of worship, playgrounds, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, Section 4(f) sites, schools, television studios, trails, and trail crossings. |
| D | 52 | 55 | Interior | Auditoriums, day care centers, hospitals, libraries, medical facilities, places of worship, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, schools, and television studios. |
| E | 72 | 75 | Exterior | Hotels, motels, offices, restaurants/bars, and other developed lands, properties or activities not included in A-D or F. |
| F | | | | Agriculture, airports, bus yards, emergency services, industrial, logging, maintenance facilities, manufacturing, mining, rail yards, retail facilities, shipyards, utilities (water resources, water treatment, electrical), and warehousing. |
| G | | | | Undeveloped lands that are not permitted. |

¹Either $L_{eq}(h)$ or $L_{10}(h)$ (but not both) may be used on a project.

²Either $L_{eq}(h)$ and $L_{10}(h)$ Activity Criteria values are for impact determination only, and are not design standards for noise abatement measures.

³Includes undeveloped lands permitted for this activity category.

Mitigation Measure No. 10.a: Any proposed housing in the C-2 District shall, when necessary, based on Noise studies for that project, to reduce interior noise levels to acceptable levels, incorporate appropriate noise mitigation designed by a professional experienced in the design and implementation of noise mitigation.

| | | | | | |
|----------------------------|--------------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| 11. POPULATION AND HOUSING | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
| | Would the project: | | | | |

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

| | | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|--|
| a. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X | |
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X | |
| c. | Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zone will potentially encourage secondary residential housing to serve the needs of moderate and low income families, thus meeting Goals of the Housing Element of the General Plan. In addition, emergency shelters, will be permitted in the district to provide temporary housing to serve the needs of the homeless.

| | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| 12. PUBLIC SERVICES | | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
| Would the project result in a 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 following public services: | | | | | | |
| a. | Fire protection? | | | | X | |
| b. | Police protection? | | | | X | |
| c. | Schools? | | | | X | |
| d. | Parks or other recreational facilities? | | | | X | |
| e. | Other governmental services? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zone will not require significantly greater public services than those uses that are currently allowed under the existing C-2 Zone.

Mitigation Measure No. 12.a: New buildings will require, when necessary based on local codes, fire sprinklers and other fire protective and security protective measures identified by the Fire Chief and Police Chief..

| | | | | | | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| 13. RECREATION | | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
| Would the project: | | | | | | |
| a. | Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X | |
| b. | Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | | | | X | |

Impact Discussion:

The proposed changes to the C-2 Zoning District will not impact recreational services within the City of King.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

| 14. TRANSPORTATION/CIRCULATION | | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| 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 ration on roads, or congestion at intersections)? | | | | X | |
| b. | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X | |
| 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 | |
| d. | Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | | | | X | |
| e. | Result in inadequate emergency access? | | | | X | |
| f. | Result in inadequate parking capacity? | | | | X | |
| g. | Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | | | | X | |

Impact Discussion:

Future uses in the C-2 Zoning District will continue to be required to meet all access and parking requirements of the City. Multiple driveway access driveway curb cuts will be discouraged in the design of new projects to reduce traffic conflicts along First Street. Future driveways, parking and emergency access will be required to meet all standards and work cooperatively with the Fire Chief, Police Chief, City Engineer and Public Works Director in achieving safe access to and from each future development site.

| 15. UTILITIES & SERVICE SYSTEMS | | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| Would the project: | | | | | | |
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X | |
| 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 | |
| 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 | |
| d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X | |
| 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 | |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X | |
| g. | Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X | |

Impact Discussion:

Storm water runoff is regulated by the Regional Water Quality Control Board. New development in the C-2 Zoning District shall include the Low Impact Development (LID) measures now required of development. LID measures can include, but are not limited to: reduction in impermeable surfaces, increase in landscape area and use of permeable surface materials such as interlocking bricks, directing roof and driveway runoff to suitable bioretention basins, reducing building footprint, and other measures that will reduce runoff and improve water quality.

Mitigation Measure No. 15.a: Developers of C-2 properties shall be required to meet all measures for stormwater pollution control, waste management, and provide public utility connections that comply with the City and other service providers.

V. INFORMATION SOURCES:

A. County/City/Federal Departments Consulted:

- Envirostor
GIS
Geotracker
subsurface
contamination
sites
- Federal
Highway
Administration
- City
Department
Heads and
staff
- Monterey County
Environmental
Hazards

B. General Plan

- | | |
|--------------------------------------------|---------------------------------------------------------------------------|
| <u> X </u> Land Use Element | <u> X </u> Conservation Element |
| <u> X </u> Circulation Element | <u> X </u> Noise Element |
| <u> X </u> Seismic Safety/Safety Element | <u> X </u> First Street Corridor Master Plan |
| <u> X </u> Zoning Ordinance | <u> X </u> Housing Element |
| <u> X </u> Economic Development Element | <u> X </u> Historic Corridor Revitalization Plan and Form Based Code |
| <u> </u> | <u> </u> |

C. Other Sources of Information

- | | |
|------------------------------------|------------------------------------------------------|
| <u> X </u> Field work/Site Visit | <u> NA </u> Ag. Preserve Maps |
| <u> X </u> Calculations | <u> X </u> Flood Control Maps |
| <u> X </u> Project Area History | <u> X </u> Other studies, reports |
| <u> NA </u> Traffic Study | <u> X </u> Archaeological reports previous studies |
| <u> X </u> Records | <u> X </u> Seismic activity website information |
| <u> X </u> Zoning Maps | <u> X </u> Waste disposal sites |
| <u> X </u> General Plan Map | <u> X </u> Other websites and technical studies |
| <u> X </u> | <u> X </u> |
| <u> X </u> | |

VI. MANDATORY FINDINGS OF SIGNIFICANCE (Cal. Pub. Res. Code §15065)

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA §15065):

| | Significant | Unknown Potential Significant | Potential Significant And Mitigated | Not Significant | Impact Reviewed in Previous Document |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------------------------|-----------------|--------------------------------------|
| Potential to degrade: 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 | |
| Cumulative: Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that 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 | |
| Substantial adverse: Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X | |

a. The proposed changes to the C-2 Zoning District do not have the potential to 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species. It is possible during grading and construction activities that unknown cultural resources may be unearthed, which may result in a potentially significant impact. Implementation of the mitigation measures for Cultural Resources would ensure the proposed project would not eliminate important examples of the major periods of California history or prehistory.

b. During construction related activities of land uses permitted under the proposed changes to the C-2 Zone, the proposed changes would have the potential to generate storm-related runoff pollutants. Future projects in the C-2 District will be required to prepare a plan that addresses all potential pollutants, including but not limited to soil erosion and sediment, and that plan shall be followed during grading and construction as well as maintained for the entire term of the use of the properties within the District. Other measures to address the protection against all subsurface and surface pollution shall be implemented during construction and for the full duration of the use of the properties.

Negative Declaration and Initial Study, Proposed Changes to C-2 Zone

c. The proposed changes to the C-2 Zoning District that could potentially result in construction dust and equipment exhaust emissions, and noise will be required to reduce dust and emissions to reduce substantial adverse effect on human beings to less than significant levels.

VII. INITIAL STUDY DETERMINATION

On the basis of the Initial Study evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A NEGATIVE DECLARATION** will be prepared

I find that the proposed project **MAY** have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Initial Study Determination With Public Hearing

Initial Study Determination Without Public Hearing

Previous Document:

Initial Study Project Evaluator:

Donald J. Funk CPESC, QSD/QSP

Signature

April 28, 2015

Initial Study Date

Printed Name

City of King
Lead Agency

VIII. MITIGATION MEASURES OF THE NEGATIVE DECLARATION

Following are the mitigation measures that have been incorporated into the C-2 District standards and will reduce the potential impacts of the project to less than significant. Each of these mitigation measures are to be incorporated into the revised C-2 Zoning District language.

Mitigation Measure to be required of each future development in the C-2 Zoning District: In the event of an accidental discovery or recognition of any human remains on each future project site, the City of King will ensure that the applicant includes this language in all construction and bid documents, in accordance with CEQA Guidelines §15064.5(e):

“If human remains are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or it's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or it's authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King

Timing: Measures to be implemented during entire grading, construction and landscaping period.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

General Mitigation Measure No. 6.a: Prior to construction, soils reports will be required as needed and future structures will be designed to meet the requirements specified in that report. The architect or structural engineer shall verify that the structure will meet all seismic requirements.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King

Timing: Soils report and, if necessary, a geologic evaluation will be submitted for City review prior to issuance of the Building Permit. Measures to be implemented during entire grading, construction and period.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

Mitigation Measure No. 7.a: If potential previous unseen or unknown soil site contamination is deemed to be possible, either due to previous uses on the property (such as historic subsurface storage tanks of gasoline or other petroleum products) or due to nearness to another known contamination site, a soil evaluation will be required prior to issuance of a permit. If contamination is evident, the extent and mitigation of the contamination shall be evaluated by the City Engineer.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: County

Timing: On-going for the life of the land use.

Implementation Responsibility: Cost and materials to comply with requirements of the reviewing agency are responsibility of Applicant/Owner

Mitigation Measure No. 8.a: If existing unknown subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: Monterey County and CCRWQCB

Timing: Implemented during construction and maintained on-going for the life of the land use.

Implementation Responsibility: Cost and materials to comply are responsibility of Applicant/Owner

Mitigation Measure No. 10.a: Any proposed housing in the C-2 District shall, when necessary, based on Noise studies for that project, to reduce interior noise levels to acceptable levels, incorporate appropriate noise mitigation designed by a professional experienced in the design and implementation of noise mitigation.

Implementation Party: Applicant/Owner/Developer if each future development site

Enforcement Agency: City and County of Monterey

Timing: Measures to be jointly determined by both the County and City. Implementation is for the life of the land use at this site.

Implementation Responsibility: Cost and materials to comply, if required by the agencies involved, will be the responsibility of Applicant/Owner

Mitigation Measure No. 15.a: Developers of C-2 properties shall be required to meet all measures for stormwater pollution control, waste management, and provide public utility connections that comply with the City and other service providers.

Implementation Party: Applicant/Owner/Developer of each future development site

Enforcement Agency: City and Central Coast Regional Water Quality Control Board

Timing: Measures to be determined by the City for each development

Implementation Responsibility: Emergency services will be provided by the applicable agency (such as local and regional fire departments). Cost and materials are responsibility of Applicant/Owner

Attachment A

Proposed C-2 Zoning District Language Changes

Attachment B
CORRESPONDENCE

