

EXHIBIT D

ERRATA SHEET FOR CEQA DOCUMENTATION

Background

In September 2007, Monterey County staff prepared draft amendments to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) to eliminate the requirement that all new residential development provide at least one covered parking space per dwelling unit. In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess potential environmental impacts from the removal of this requirement. The Initial Study/Negative Declaration (IS/ND) was circulated on September 28, 2007 with the public review period ending October 29, 2007. The negative declaration has not yet been adopted.

Based on Planning Commission guidance, staff revised the proposed amendments to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) to only remove the covered parking requirement for certain zoning districts. In contrast to the amendments analyzed in the September 2007 IS/ND, these amendments would eliminate the covered parking requirement for residential development in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR). Residential development in HDR and MDR zoning districts would still be required to provide at least one covered parking space per dwelling unit.

CEQA Requirements

State CEQA Guidelines §15073.5(a) requires that a lead agency recirculate a negative declaration “when the document must be substantially revised.” A “substantial revision” includes: (1) identification of a new, avoidable significant effect requiring mitigation measures or project revisions and/or (2) determination that proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

The September 2007 Initial Study did not identify any potentially significant impacts and therefore did not require mitigation. Since the currently proposed ordinance revisions would eliminate the covered parking requirement for fewer residences than the previously proposed amendments (i.e. only residences in zoning districts other than HDR and MDR), it effectively reduces the extent of the project analyzed in the Initial Study. Any impacts analyzed therein would therefore be reduced. Consequently, the changes would not result in new, avoidable significant effects requiring mitigation, nor would project revisions fail to reduce potential effects to a less than significant level (since all impacts would remain less than significant). The revised draft amendments to the Monterey County parking regulations would not require recirculation in accordance with § 15073.5(a).

State CEQA Guidelines additionally specify situations in which recirculation of a negative declaration is not required. This includes, but is not limited to, situations in which “new information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.” As noted above, revisions to the proposed ordinance amendments would effectively reduce the extent of the project analyzed in the IS/ND, thereby reducing impacts as well. Changes to the negative declaration would therefore merely clarify the project being analyzed, and modifications would be insignificant. Recirculation of the negative declaration is therefore similarly not required in accordance with § 15073.5(c)(4).

Initial Study Text Revisions/Errata

The following minor text changes are made to the Initial Study and incorporated as part of the Initial Study/Negative Declaration. None of these changes substantially modify the analysis or conclusions of the document, but instead simply clarify aspects of the previously circulated document. Changes to the text are noted with **bold** (for added text) or ~~strikeout~~ type (for deleted text).

Section II.B, Project Description, Page 2:

The proposed project is an amendment to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) removing the covered parking requirement for residential development **in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR)**. The overall effect of this amendment would be the elimination of covered parking **increased flexibility** for residential uses **development and a subsequent increase in the number of uncovered parking spaces for residential projects in certain zoning areas to either include or exclude covered parking at the discretion of the property owner or developer.** Residential projects that were required to provide one covered parking space for each dwelling unit prior to the effective date of the ordinance) **In all residential zoning districts other than HDR and MDR, covered parking spaces are not required for development approved after the effective date of these ordinances would no longer be required to provide covered parking as long as provided that the total number of required parking spaces are constructed and if the County approves the revised site plan to omit the covered parking and determines that no further environmental analysis is required.** This amendment would allow increased flexibility in providing required parking spaces in locations to ensure consistency with applicable General Plan goals and policies by providing the flexibility to consider the diverse character of the County, the size of the property, as well as the protection of environmental resources.

Section VI.A, Factors, Pages 4-6 (First Sentence Under Items 2, 4, 11 and 15):

The proposed project consists of revisions to the Monterey County Parking Regulations to eliminate the covered parking requirement for residential projects **in**

zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR).

Section VI.1, Aesthetics, Pages 10-11:

Aesthetics 1(a, c) – Less than Significant. The proposed project consists of revisions to the Monterey County parking regulations to eliminate the covered parking requirement for residential projects **in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR)**. The changes would not in themselves accommodate new housing development or development in areas where it could not otherwise occur. However, the changes could result in the elimination of covered parking **in zoning districts other than HDR and MDR** and a subsequent increase in the number of uncovered parking spaces for residential projects (~~refer to Section II, Description of Project~~). The elimination of covered parking **in some zoning districts** could increase the number of parked vehicles visible from County roadways and other public view points [refer also to Item 1(d) below]. This may be considered a detrimental aesthetic impact. However, fewer covered parking facilities (such as carports and garages) would potentially result in less overall obstruction of scenic vistas. As a result, aesthetic impacts may be beneficial in some instances.

Future applicants for all residential projects would be required to comply with General Plan and applicable Area Plan or Land Use Plan scenic resource policies and applicable Zoning Ordinance height and size limits. In addition, individual projects would undergo environmental review on a case-by-case basis. Impacts would therefore be less than significant.

Aesthetics 1(b) – Less than Significant. As discussed under Item 1(a, c) above, the proposed project consists of revisions to the Monterey County parking regulations to eliminate the covered parking requirement for residential projects **in zoning districts other than HDR and MDR**. The changes would not in themselves accommodate new housing development or development in areas where it could not otherwise occur. Consequently, the project would not have any direct or indirect effect on scenic resources within a state scenic highway. Impacts would be less than significant.

Aesthetics 1(d) – Less than Significant. As discussed under Item 1(a, c) above, the elimination of covered parking for residential projects **in zoning districts other than HDR and MDR** could increase the number of parked vehicles visible from County roadways and other public view points. Increased glare could occur as a result of cars reflecting sunlight. However, this affect would be similar to cars on the roadway or cars parked in a driveway, and would be distributed throughout the County. The proposed parking regulation revisions would not introduce nighttime lighting, and may reduce nighttime lighting due to the potential reduction of the need for exterior lighting on covered parking structures. Impacts would be less than significant.

Section VI.8, Hydrology and Water Quality, Page 17:

Hydrology and Water Quality 8(a, e, f) – Less than Significant. The proposed project consists of revisions to the Monterey County Parking Regulations to remove the requirement that residential developments **in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR)** provide covered parking. Although the proposed revisions would allow for additional uncovered parking, the same total number of parking spaces would be required pursuant to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking). As a result, there would be no net increase in impermeable surfaces as a result of the project.

Parking spaces accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons. During storms, deposits located on uncovered parking spaces and covered (carport) parking spaces would be washed into and through drainage systems. Oil and grease contain a number of hydrocarbon compounds, some of which are toxic to aquatic organisms at low concentrations. Although deposits on covered (garage) parking spaces would not immediately wash into and through drainage systems during storms, deposits would eventually be washed into the system via homeowner maintenance/cleaning and/or flooding. As a result, the elimination of covered parking **in residential zoning districts other than HDR and MDR** would not significantly increase the amount of these deposits being washed into and through drainage systems. In addition, future applicants for development greater than one acre would require a National Pollutant Discharge Elimination System (NPDES) permit. Compliance with the NPDES program would ensure less than significant impacts related to RWQCB water quality standards.

Hydrology and Water Quality 8(b) – No Impact. The proposed project would not involve any direct withdrawals of groundwater, nor would it require domestic water service. As discussed under Item 8 (a, e, f) above, the project would not result in a net increase in impervious surfaces. There would be no impact.

Hydrology and Water Quality 8(c, d) – No Impact. The proposed project consists of revisions to the Monterey County Parking Regulations to eliminate the covered parking requirement for residential projects **in zoning districts other than HDR and MDR**. The changes would not in themselves accommodate new housing development or development in areas where it could not otherwise occur. Consequently, the proposed project would not alter existing drainage patterns, nor would it alter the course of a stream or river. In addition, the project would not result in a net increase in impervious surfaces [refer to Item 8(a, e, f) above]. This amendment would result in fewer structures. There would be no impact related to flooding, erosion, or overflow of stormwater drainage systems.

Hydrology and Water quality 8(g-i) – No Impact. The proposed project would not result in an increase in population, structures or housing. Consequently, the project would not place housing or other structures within a 100-year flood hazard area.

Similarly, the project would not expose people or structures to flooding as a result of the failure of a dam or levee or to inundation by seiche, tsunami, or mudflow. There would be no impact.

Section VI.9, Land Use and Planning, Page 18:

Land Use and Planning 9(a, c) – No Impact. The proposed project consists of revisions to the Monterey County Parking Regulations to eliminate the covered parking requirement for residential projects **in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR)**. The proposed project would not physically divide a community or conflict with a habitat conservation plan or natural community conservation plan.

Land Use and Planning 9(b) – Less than Significant. Current Monterey County parking regulations require that all residential developments provide at least one covered parking space for each dwelling unit (Source: IX. 2, 3). This requirement exists regardless of whether the property is located in a rural area (e.g., South County), a more densely developed community (e.g., Castroville), or on a property constrained by environmentally sensitive habitats (e.g., Maritime Chaparral). These requirements are not taking into account the diverse character of the County and in some cases could conflict with policies intended to minimize the impact of development on environmentally sensitive habitats, viewsheds, and slopes (Source: IX.1). When such conflicts occur, project applicants must redesign their projects.

The proposed project involves an amendment to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) removing the requirement that residential developments **in zoning districts other than HDR and MDR** provide a certain number of covered parking spaces for each dwelling unit, depending on the type of residential use. The overall effect of this amendment would be ~~the elimination of covered parking~~ **increased flexibility** for residential uses ~~development and a subsequent increase in the number of uncovered parking spaces for residential projects~~ **in certain zoning areas to either include or exclude covered parking at the discretion of the property owner or developer.**

The proposed project is consistent with the 1982 General Plan, as well applicable Area Plan and Land Use Plan policies. Land use and planning impacts resulting from implementation of the proposed revisions to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) would be less than significant.

Section VII, Mandatory Findings of Significance, Page 23:

(b) Less than Significant. The proposed project consists of revisions to the Monterey County Parking Regulations to eliminate the covered parking requirement for residential projects **in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR)**.