

Signal Hill LLC

Combined Development Permit

Final
Environmental Impact Report
SCH No. 2015021054

Prepared for:

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October 2022

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ACRONYMS AND ABBREVIATIONS

Acronym	Term
§	Section
°F	degrees Fahrenheit
A.S.B.S.	Area of Special Biological Significance
AAQS	Ambient Air Quality Standard
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
AIA	American Institute of Architects
AMBAG	Association of Monterey Bay Area Governments
APN	Assessor's Parcel Number
Applicant	Signal Hill LLC
AQMP	Air Quality Management Plan
Basin Plan	Water Quality Control Plan for the Central Coast Region
Cal Am	California American Water Company
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
California CAA	California Clean Air Act
CalRecycle	California Department of Resources, Recycling, and Recovery
CARB	California Air Resources Board
CAWD	Carmel Area Wastewater District
CBC	California Building Code
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDWR	California Department of Water Resources
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
CHBC	California State Historical Building Code

Acronym	Term
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CIP	Coastal Implementation Plan
CLG	Certified Local Government
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Monterey Resource Management Agency – Planning Department
CPUC	California Public Utilities Commission
CRHP	California Register of Historical Places
CRHR	California Register of Historical Resources
CSD	Community Services District
CZ	Coastal Zone
D District	Design Control District
dB	Decibels
dBA	A-weighted decibels
DHS	California Department of Health Services
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
ESHA	Environmentally Sensitive Habitat Area
Federal CAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
HABS	Historic American Building Survey
HFCs	hydrofluorocarbons
HR District	Historic Resources District
IPaC	Information, Planning, and Conservation System

Acronym	Term
IPCC	Intergovernmental Panel on Climate Change
KVA	Key Viewing Area
lb/day	pounds per day
LCP	Local Coastal Program
L _{dn}	day-night sound level
LDR	Low Density Residential land use category
L _{max}	maximum sound level
LUFT	Leaking Underground Fuel Tank
LUP	Land Use Plan
MBTA	Migratory Bird Treaty Act of 1918
MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCWRA	Monterey County Water Resources Agency
mgd	million gallons per day
MLD	Most Likely Descendant
mm	Mitigation Measure
mma	Mitigation Measure Action
MMRP	Mitigation Monitoring and Reporting Program
MMtCO _{2e}	million metric tons of CO ₂ equivalent
MOMA	Museum of Modern Art
MPWMD	Monterey Peninsula Water Management District
MRWMD	Monterey Regional Waste Management District
MRZ	mineral resource zone
msl	mean sea level
N ₂ O	nitrous oxide
NCCAB	North Central Coast Air Basin
NEPA	National Environmental Policy Act of 1969
NHPA	National Historic Preservation Act of 1966
NO ₂	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOAA Fisheries	NOAA National Marine Fisheries Service
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service

Acronym	Term
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
O ₃	ozone
OCEN	Ohlone/Costanoan-Esselen Nation
OES	Office of Emergency Services
OHP	Office of Historic Preservation
PBCSD	Pebble Beach Community Services District
PFCs	perfluorocarbons
PG&E	Pacific Gas and Electric Company
PIC	Pacific Improvement Company
PM _{2.5}	fine particulates
PM ₁₀	inhalable particulates
ppb	parts per billion
ppm	parts per million
PRC	Public Resources Code
project	Signal Hill LLC Combined Development Permit
ROG	reactive organic gas
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SF ₆	sulfur hexafluoride
SHPO	State Historic Preservation Officer
SLOAPCD	San Luis Obispo County Air Pollution Control District
SMARA	Surface Mining and Reclamation Act
SO ₂	sulfur dioxide
SSC	Species of Special Concern
State Parks	State of California Department of Parks and Recreation
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAMC	Transportation Agency for Monterey County
TMDL	total maximum daily load
U.S.C.	United States Code
UBC	Uniform Building Code

Acronym	Term
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VOC	volatile organic compounds
WDR	Waste Discharge Report

ERRATA EDITS TO THE EIR

Any edits made to the EIR are shown as strike-through and underline in the FEIR. The following edits are in addition to those edits called out specifically in the Responses to Comments:

Correcting land use and zoning designation references.

- Reference to General Plan designation was more specifically clarified, at section 2.1.2 at the 3rd paragraph, to be the Del Monte Forest Area Land Use Plan designation of Low Density Residential (LDR) and zoning maps from the local coastal implementation Plan.
- Revision and reference to the Del Monte Forest Land Use Plan, the 1982 County of Monterey General Plan, and Title 20 of the Monterey County Code, were added to the Preliminary Screening Analysis for clarity and specificity in Table 5-1, section 5.5, for Alternative 2.

1. Correcting entitlement processing.

Corrections occur in Chapter 2, section 2.4 *Requested Action and Required Permits*. Several bullets were combined and corrected to clarify the subsequent permitting that would be required for the completion of the proposed project.

2. Correcting various minor typographic errors.

Various minor typographic errors were corrected to improve clarity and grammar. For example, in Chapter 2, section 2.3.1.6, “a” and “al” to “though” were corrected, in Chapter 4, section 4.1.1.1, spelling out “Mean Sea Level” instead of using the abbreviation of MSL and in Chapter 4 section 4.1.3.1, adding “il” to “lumination” to correct grammar.

GLOBAL ERRATA IMPLIED BY STATEMENT

Resource Management Agency (RMA) split into Housing and Community Development (HCD) and Public Works, Facilities and Parks Departments in November 2020. The Signal Hill LLC Draft EIR was circulated prior to the reorganization. This global edit was *not* made in the Draft EIR to correct “Resource Management Agency” or “RMA” to “Housing and Community Development” or “HCD”. However, the correct and current name is used in the Responses to Comments. As Mitigation Measures are added to Accela Civic Platform database as Conditions of Approval, RMA will be corrected to HCD.

No significant changes are involved in these clarifications in the Draft EIR that would result in a new or substantially increased environmental impact as a result of the responses to comments, and no significant new information has been added that would require recirculation of the document under State CEQA Guidelines Section 15088.5.

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