

## **Appendix A: Initial Study, Notice of Preparation, and Responses**

# MONTEREY COUNTY



## PLANNING AND BUILDING INSPECTION DEPARTMENT

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MAILING ADDRESS: P. O. BOX 1208, SALINAS, CALIFORNIA 93902

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January 31, 2003

Dear Sir/Madam:

The County of Monterey will be the Lead Agency and will prepare a Revised Environmental Impact Report (REIR) for the September Ranch Subdivision, EIR #95-03 analyze the following:

- The subdivision of 891 acres into 94 market-rate residential lots, 15 units of inclusionary housing, and a 20.2 acre lot for the existing equestrian facility; 782.8 acres is proposed as open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, a sewage collection and treatment system, waste water treatment system, drainage system, internal road system, common open space, tract sales office and security gate.
- The Carmel Valley Master Plan (CVMP) guides land use on the project site. The northerly portion of the property, which contains 494 acres, is designated by the CVMP as Rural Density Residential 5+ acres/unit and is zoned RDR/10-D-S (Rural Density Residential, 10 acres/Unit-Design Control-Site Control); the southern portion is designated Low Density Residential 5-1 acres/unit and is zoned LDR/2.5-D-S (Low Density Residential/2.5 Design Control-Site Control). The project would require a General Plan amendment to change the land use designation from "Low Density Residential 5-1 acres/unit" to Medium Density Residential 1-5 units/acre and a zoning Reclassification from LDR 2.5-D-S" to MDR-5-D-S to allow clustering of the inclusionary housing units.
- Site improvements would require approximately 100,000 cubic yards of grading, and a tree removal permit. The project would also require a waiver of County regulations prohibiting development on slopes in excess of 30 percent to allow for the construction of internal access roads.

The purpose of the REIR is to comply with the decision of the California Court of Appeal in *Save Our Peninsula v. Monterey County Bd. of Supervisors* (2001) 87 Cal. App.4th 99, 104 Cal. Rptr.2d 326, as to the preparation of a legally adequate REIR, and to provide

an independent, updated analysis and review of the various CEQA issues raised by the Project under the California Environmental Quality Act ("CEQA"). Approval of the Project in 1998 by the Monterey County Board of Supervisors was vacated by the Superior Court on the basis of a legally inadequate EIR with respect to water and traffic issues. The 6th District Court of Appeal affirmed the Superior Court's decision with respect to the inadequacy of the EIR's discussion of water issues and provided direction for the preparation of an REIR. The County of Monterey is proceeding with the preparation of this document.

Monterey County is interested in obtaining the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use this REIR when considering your permit or other approval for the project.

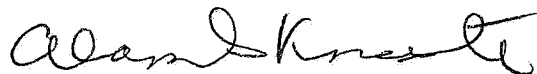
The REIR is proposed to focus on the items listed in the attached Initial Study, including impacts to aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, population and housing, public services, recreation, traffic and circulation, and utilities, which are anticipated to require additional analysis in the REIR.

If you wish to have additional information discussed in the REIR, please submit your comments in writing within 45 days of receipt of this letter. Your response must include reasons why this information is necessary.

Please send your response to me at the address shown above. If we do not hear from you within 45 days, we will assume that you agree with the County's proposal regarding the issues to be addressed in the REIR.

Thank you.

Sincerely,



Alana S. Knaster  
Chief Assistant Director

Attachment: Initial Study dated 1-31-03

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT  
PO BOX 1208 SALINAS, CA 93902  
PHONE: (831) 755-5025 FAX: (831) 755-5487



## INITIAL STUDY

### I. BACKGROUND INFORMATION

**Project Title:** September Ranch Subdivision Project

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**File No.:** PC 95062

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**Project Location:** The project site is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road.

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**Name of Property Owner:** September Ranch Partners, James Morgan

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**Name of Applicant:** September Ranch Partners, James Morgan

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**Assessor's Parcel Number(s):** 015-171-10, 015-171-12, 015-381-13, and 015-381-14

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**Acreage of Property:** 891 Acres

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**General Plan Designation:** Rural Density Residential (5+ acres per unit) and Low Density Residential (1-5 acres per unit)

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**Zoning District:** RDR/10-D-S (Rural Density Residential, 10 acres/Unit-Design Control-Site Control) and LDR/2.5-D-S (Low Density Residential/2.5 Design Control-Site Control)

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**Lead Agency:** Monterey County Planning and Building Inspection Department

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**Prepared By:** Ms. Alana Knaster

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**Date Prepared:** January 31, 2003

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**Contact Person:** Ms. Alana Knaster

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**Phone Number:** 831-883-7526

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**E-mail:** knastera@co.monterey.ca.us

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## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. PROJECT UNDERSTANDING**

The Monterey County Planning and Building Inspection Department, (i.e., County), is preparing a Revised Environmental Impact Report (REIR) for the September Ranch Subdivision (i.e., the Project), submitted by James H. Morgens, and the September Ranch Partners (i.e., the Applicant). The purpose of the REIR is to comply with the decision of the California Court of Appeal in *Save Our Peninsula v. Monterey County Bd. of Supervisors* (2001) 87 Cal. App.4th 99, 104 Cal. Rptr.2d 326, as to the preparation of a legally adequate REIR, and to provide an independent, updated analysis and review of the various California Environmental Quality Act (CEQA) issues raised by the Project under (CEQA). Approval of the Project in 1998 by the Monterey County Board of Supervisors was vacated by the Superior Court on the basis of a legally inadequate EIR with respect to water and traffic issues. The 6th District Court of Appeal affirmed the Superior Court's decision with respect to the inadequacy of the EIR's discussion of water issues and provided direction for the preparation of an REIR. The County of Monterey is proceeding with the preparation of this document.

#### **1. Project History**

In 1995, the Applicant applied to the County of Monterey for a preliminary Project Review Map and Vesting Tentative Map to allow for the division of an 891-acre parcel. An EIR was prepared, certified, and approved by the Board of Supervisors in December 1998. The approval was challenged by *Save Our Peninsula Committee et al*, and the *Sierra Club et al*. The Superior Court of Monterey County (Nos.M42412 and M42485) found that the EIR was legally inadequate under CEQA with respect to water and traffic impact issues. The project applicants, real parties in interest, appealed the judgment. In 2001, the 6<sup>th</sup> District Court of Appeal upheld the ruling of the lower court with respect to the inadequacies of the treatment of water issues, but reversed that portion of the decision pertaining to traffic impacts. The Court of Appeal decision (February 15, 2001), The Judgment After Appeal (July 2, 2001), and the Peremptory Writ of Mandate After Appeal (July 3, 2001) contain explicit direction regarding the discussion and analysis required for a legally adequate REIR.

#### **2. Project Description**

The proposed project involves the subdivision of 891 acres into 94 market-rate residential lots, 15 units of inclusionary housing, and a 20.2 acre lot for the existing equestrian facility; 782.8 acres is proposed as open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, a sewage collection and treatment system, waste water treatment system, drainage system, internal road system, common open space, tract sales office and security gate.

The Carmel Valley Master Plan (CVMP) guides land use on the project site. The northerly portion of the property, which contains 494 acres, is designated by the CVMP as Rural Density Residential 5+ acres/unit and is zoned RDR/10-D-S (Rural Density Residential, 10 acres/Unit-Design Control-Site Control); the southern portion is designated Low Density Residential 5-1 acres/unit and is zoned LDR/2.5-D-S (Low Density Residential/2.5 Design Control-Site Control). The Project would require a General Plan amendment to change the land use designation from “Low Density Residential 5-1 acres/unit” to Medium Density Residential 1-5 units/acre and a zoning Reclassification from LDR 2.5-D-S” to MDR-5-D-S to allow clustering of the inclusionary housing units.

Site improvements would require approximately 100,000 cubic yards of grading, and a tree removal permit. The Project would also require a waiver of County regulations prohibiting development on slopes in excess of 30 percent to allow for construction of internal access roads.

### **3. Environmental Setting and Surrounding Land Uses:**

#### **Location and Land Use**

The project site is located in the Carmel Valley, a major northwest-southeast trending valley that is bounded by ridges of the California coastal range (see Exhibit 1). Land use in the area consists primarily of a combination of rural-residential development and small-scale agricultural production. Development is generally concentrated on the valley floor in three areas where commercial services are also available and on either side of the Carmel River. The Carmel River, which runs the entire length of the planning area, is the principal surface water feature in the area. The river, its tributaries and the Carmel Valley aquifer supply the major part of the Monterey Peninsula with water (see Exhibit 2).

The project site is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road. It is bounded on the south by the Brookdale Drive residential subdivision; on the west by the senior community of Del Mesa Carmel; on the east and northeast by approved, but not fully developed residential subdivisions and on the northwest by Jacks Peak Regional Park and on the west a 15-acre Roach Canyon open space area owned by the County of Monterey. The terrain is hilly, ranging in elevation from 70 to 968 above sea level. On-site vegetation consists of Monterey Pine, Coast live oaks, coastal sage scrub and grasslands (see Exhibit 3).

There is currently a commercial board and care equestrian operation on the site. Facilities consist of a barn with box stalls, hay storage, fenced outside stalls and training areas and fenced pasture. Employees of the equestrian center occupy the only residential structure. A quarry operation closed more than 30 years ago on the southeast portion of the property. A network of graded roads that has been in existence for more than 40 years provides access to the west and east portion of the site, with access to Carmel Valley Road at five points.

## **Access and Traffic**

Principal access to Carmel Valley from the Monterey Peninsula is by Carmel Valley Road. Traffic conditions are extremely congested during peak hours along several sections of this corridor. The intersection of Carmel Valley Road and Highway 1 currently operates at LOS F. Access from Highway 68 is by Laureles Grade Road, a two lane state highway that currently does not experience significant delays, but since the road is steep, and curved, traffic moves at low maximum-design speeds.

## **Carmel Valley Master Plan Requirements (CVMP)**

The CVMP establishes a 20-year total of 1,310 existing and newly created lots. The CVMP provides for a phasing system tied to the land subdivision process in which development is subject to an allocation system. The average annual rate of allocation is limited to 37 lots. Subdivisions may be approved for up to the maximum number of lots for the life of the tentative map; however, the general policy is that no more than 25 lots per year may be developed in any subdivision. There is also a subdivision evaluation system within the planning area. A subdivision evaluation committee ranks subdivision proposals based on conformance with CVMP policies.

CVMP policy 27.3.10 indicates, “when an ownership is covered by two or more land use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.” The proposed project density of 110 units on 891 acres is less than the maximum density allowed under the CVMP land use designation and slope density formula.

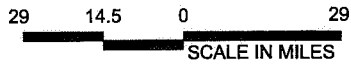
## **Water Resources and Other Environmental Issues**

The September Ranch property is located within the Carmel River watershed. The property has relied upon wells since the early 1930's. Water availability is a critical problem in the Carmel Valley. In 1995, the State Water Resources Control Board (SWRCB) issued Order no. 95-10 which found that California American Water Company (Cal-Am), the primary supplier of water to the Monterey Peninsula, had diverted excess water from the Carmel River basins without a valid basis of right; Cal-Am was ordered to substantially limit its diversions. September Ranch is within the Cal-Am service area, but the Monterey Peninsula Water Management District, in light of the SWRCB decision, requested that the property develop a mutual water supply company and not connect to the Cal-Am, system.

As indicated previously, a key issue to be addressed in the REIR is the integration of water supply considerations in the land use decision-making process. Hence, the REIR must place considerable emphasis on re-examining water supply and related issues (i.e., groundwater, water quality, soils and drainage, etc.). Moreover, the REIR will focus on the project-specific and cumulative impacts of the project that were not addressed in or have changed since the preparation of the Final EIR for the September Ranch Subdivision project. The REIR will carefully evaluate the project's potential impacts related to several key issues. These issues include: geology; soils and



SOURCE: Automobile Club of Northern California, 2002.

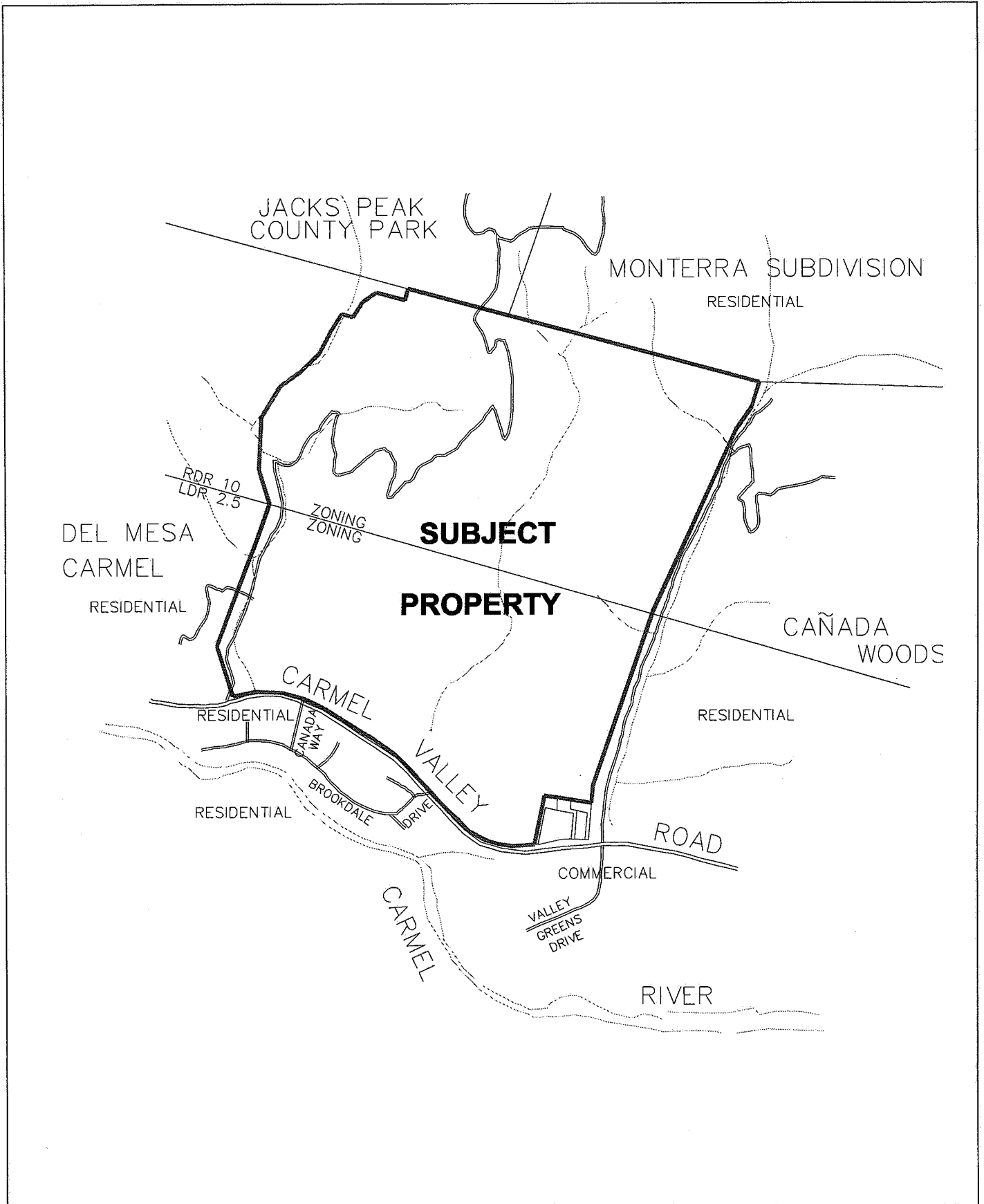


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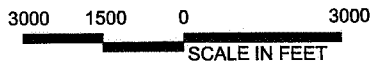
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Exhibit 1  
Regional Location Map





SOURCE: Whitson Engineers, December 2002.



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Exhibit 2  
Local Vicinity Map

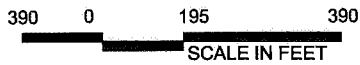
SEPTEMBER RANCH SUBDIVISION PROJECT • IS/NOP



SOURCE: Whitson Engineers, January 2003.



Michael Brandman Associates



21370002 · 01/2003

Exhibit 3  
Site Plan

SEPTEMBER RANCH SUBDIVISION PROJECT • IS/NOP

drainage; hydrology and groundwater supply system; water quality; air quality; biological resources; land use and planning; transportation and circulation (traffic analysis); wastewater disposal and treatment; public services-recreation; noise; cumulative and growth inducing impacts; and alternatives. Each issue will be carefully assessed not only in terms of the project's impacts, but also as it relates to the analysis in the previous Final EIR, supporting technical documentation, and the Supplemental Information and Errata document.

**Alternatives**

The REIR will address a variety of alternatives including, but not limited to, the following alternatives to the proposed project: (1) The No Project Alternative—developing the site under the existing provisions of the General Plan and zoning; (2) Reduced Development Density Alternative—developing the proposed project with less development intensity or clustered; and (3) Clustered Site Plan Alternative (Reduced Density)—reduced development implemented in clusters to limit amount of physical disturbance.

**III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS**

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation

- |                            |                                     |                           |                          |
|----------------------------|-------------------------------------|---------------------------|--------------------------|
| General Plan/Area Plan     | <input checked="" type="checkbox"/> | Air Quality Mgmt. Plan    | <input type="checkbox"/> |
| Specific Plan              | <input type="checkbox"/>            | Airport Land Use Plans    | <input type="checkbox"/> |
| Water Quality Control Plan | <input type="checkbox"/>            | Local Coastal Program-LUP | <input type="checkbox"/> |

**IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION**

**A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture Resources              | <input checked="" type="checkbox"/> Air Quality       |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input checked="" type="checkbox"/> Geology/Soils     |
| <input type="checkbox"/> Hazards/Hazardous Materials     | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources               | <input checked="" type="checkbox"/> Noise                   | <input type="checkbox"/> Population/Housing           |

- Public Services
- Recreation
- Transportation/ Traffic
- Utilities/Service Systems

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:**

Agricultural Resources. A review of the General Plan and County resource maps indicates that the site is not located within an agricultural area, and thus project development will not convert prime farmland, farmland of statewide or local importance, or unique farmland. The project will not conflict with any agricultural zoning or land uses.

Hazards/Hazardous Materials. The project will not involve the transport of any hazardous materials. There are no known hazards or hazardous materials associated with this project. Additionally, the site is not located within an Airport Land Use Plan or within two miles of an airport or private airstrip.

Mineral Resources. State and local maps do not identify the project site as containing mineral resources. The project site is not designated as a Mineral Resource Zone by the California Department of Mines and Geology and the site is not being utilized for mineral reclamation

Population/Housing. The development will not result in the displacement of any existing housing or populations. Future site development will be subject to review for consistency with applicable plans and regulations.

**B. DETERMINATION**

On the basis of this initial evaluation:

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

- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Alana S. Knaster

Signature

1-31-03

Date

Alana S. Knaster

Printed Name

Chief Assistant Director

Title

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

### 1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (Sources 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:** Presently, the project site is undeveloped open space. The development of 94 market-rate residential lots, 15 units of inclusionary housing (Planned Unit Development) will alter the existing visual character of the project site. Additionally, the project site is located within an area considered to contain scenic viewsheds. Analysis from the previous FEIR will be reviewed for adequacy, supplemented, as necessary, and included as part of the preparation of the REIR.

### 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** See Section IV.

## 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Sources: 1-4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The REIR will provide an updated air quality study. This study will include findings based on a review of existing information (i.e., regulatory documents, professional publications, air quality studies previously prepared for the project study area, which is located within the North Central Coast Air Basin) and will document and update existing air quality conditions and standards for inclusion within the REIR. Data developed through the

California Air Resources Board (CARB) and the Monterey Bay Unified Air Pollution Control District (MBUAPCD) will be used for the description of existing ambient air quality. Recent air quality data from monitoring stations throughout the basin, including the Carmel Valley station, will be discussed in further detail in the REIR. Short-term construction and long-term operation impacts of the proposed project will be assessed using appropriate air quality models and screening procedures. Consistency with MBUAPCD and Monterey Bay Area Governments plans and policies will be addressed. Mitigation measures will be recommended, as appropriate, to reduce potential air quality impacts. The air quality study will be summarized in the REIR and included as an appendix to the document.

#### 4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source: 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Source: 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources: 1-3 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The project site is located within an undeveloped area and will require the removal of approximately 900 trees, including Monterey Pines, which will require a tree removal permit. The site is known to contain sensitive plants species such as Yadon's piperia. Prior biological assessments prepared for the site include the Biological Resource Assessment performed by Zander and Associates in 1995 and 2001 and a Forest Management Plan (Smith, 1995). These studies will be reviewed for inclusion in the REIR. Additionally, the REIR will review new project information that could affect biological resources. More specifically, as a supplement to information provided in previous biological resource assessments conducted for the site, the REIR will prepare an updated biological resources report to address the project's potential for direct, indirect and/or cumulative impacts on biological resources as it relates to changes in regulatory status of onsite plants and wildlife species, updated species descriptions, and known locations of special status species within the project area. Mitigation measures will be recommended, as appropriate, to reduce potential impacts on biological resources. In addition to the previous biological assessments, which will be incorporated by reference, the supplemental biological resources report will be summarized in the REIR and included as an appendix to the document.

## 5. CULTURAL RESOURCES

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** An Archeological Report was previously prepared for the project site by Archeological Consulting and Research Services in February 1991. This report indicated that there is the potential for archeological resources to be present onsite. Hence, using the findings of this report, cultural resources will be further addressed in the REIR. More specifically, the Archeological Report will be summarized in the REIR and included as an appendix to the document.

**6. GEOLOGY AND SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Source: 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Source: 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Project implementation will require approximately 100,000 cubic yards of grading and will involve development on slopes in excess of 30 percent. Geotechnical reports previously prepared for the proposed project include those by Geoconsultants, Inc. in March 1995 and July 1981) and Terratech, Inc. in 1993. The REIR will provide an updated geotechnical study. As part of this updated study, geologic mapping, prepared by Terratech, Inc., and Geotechnical Consultants, Inc., will be reviewed, in addition to review of published maps and other pertinent reports to verify existing geologic interpretations. "Ground truthing" at selected points in the vicinity of the site will be conducted by a registered Engineering Geologist. Site topography, surface water bodies and sources, groundwater recharge/areas, and soils at the proposed site will be evaluated based on the review of previous geotechnical reports, geologic mapping and site reconnaissance. Mitigation

measures will be recommended, as appropriate, to reduce potential geotechnical impacts. In addition to the previous geotechnical studies that will be incorporated by reference, the updated geotechnical report will be summarized in the REIR and included as an appendix to the document.

<b>7. HAZARDS AND HAZARDOUS MATERIALS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 it create a significant hazard to the public or the environment? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** See Section IV.

**8. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements? (Sources 1-3 and 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)? (Sources 1-3 and 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? (Sources 1-3 and 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? (Sources 1-3 and 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources 1-3 and 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources 1-3 and 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources 1-3 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources 1-3 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources 1-3 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources 1-3 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The inadequate analysis of baseline water use (due to lack of substantial evidence) and the introduction of new information after the close of the public review and comment periods, were the primary issue in the 6<sup>th</sup> District Court of Appeal's decision to uphold the Superior Court's decision to vacate the approval of the September Ranch Subdivision development project by the Monterey County Board of Supervisors. At issue, the State Water Resources Control Board (SWRCB) determined that California American Water Company (Cal-Am), the primary supplier of water to the Monterey Peninsula, had diverted excess water from the Carmel River basins without a valid basis of right; Cal-Am was ordered to substantially limit its diversions. As such, the Monterey Peninsula Water Management District (MPWMD) rules and regulations require that for any subdivision in the Cal-Am service area that there existing water allocation available to the jurisdiction, which is to approve the subdivision. September Ranch is within the Cal-Am service area, but the MPWMD, in light of the SWRCB decision, requested that the property develop a mutual water supply company and not connect to the Cal-Am system.

Hence, the REIR must place considerable emphasis on re-examining water supply and related issues (i.e., groundwater, water quality, soils and drainage, etc.). More specifically, the REIR will provide an updated hydrologic study to address potential project-related impacts on water supply, water quality, and water rights. An evaluation of the baseline water usage and water requirements of the proposed project as part of the *hydrologic* evaluation will be prepared as it relates to drainage, surface runoff, and alteration of flows (i.e., Carmel River). In addition, a reassessment of potential impacts to groundwater production as part of the independent *hydrogeologic* study of aquifer storage beneath the site and vicinity will be conducted. Similarly, the REIR (i.e., hydrology and geotechnical study) will address issues related to surface water quality and storm water discharge from the proposed site and surrounding area. Mitigation measures will be recommended, as appropriate, to reduce potential impacts on hydrology and water quality. In addition to the previous hydrology studies prepared for the project site, which will be incorporated by reference, the updated hydrologic study will be summarized in the REIR and included as an appendix to the document.

**9. LAND USE AND PLANNING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The project site is designated as Rural Density Residential (5+ acres per unit) and Low Density Residential (1-5 acres per unit). Furthermore, the site is zoned as RDR/10-D-S (Rural Density Residential, 10 acres/Unit-Design Control-Site Control) and LDR/2.5-D-S (Low Density Residential/2.5 Design Control-Site Control). The proposed project will result in the subdivision of the 891-acre parcel. The project would require a General Plan amendment to change the land use designation from “Low Density Residential 5-1 acres/unit” to Medium Density Residential 1-5 units/acre and a zoning Reclassification from LDR 2.5-D-S” to MDR-5-D-S to allow clustering of the inclusionary housing units. The REIR will address the proposed project’s consistency with the plans and policies of the General Plan and other local and regional plans that guide development within the project area. The REIR will also address compatibility of the proposed uses as it relates to onsite and surrounding existing and future land uses. Mitigation measures will be recommended, as appropriate, to reduce potential impacts on land use and planning.

**10. MINERAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1-3 and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1-3 and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** See Section IV.

**11. NOISE**

<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**11. NOISE**

<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The proposed project will result in an increase in noise levels during construction activities and will introduce permanent new sources of noise with the development of 94 market-rate residential lots and 15 units of inclusionary housing. A noise study will be prepared in conjunction with the REIR to address the potential for noise impacts to occur as a result of the proposed project. In accordance with the County of Monterey Noise Element, Noise Ordinance and/or the State Compatibility Guidelines, the noise study will assess impacts associated with the project’s traffic on adjacent land uses, in addition to compatibility with proposed onsite land uses. Mitigation measures will be recommended, as appropriate, to reduce potential noise impacts. The noise study will be summarized in the REIR and included as an appendix to the document.

**12. POPULATION AND HOUSING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** See Section IV.

### 13. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 public services:				
a) Fire protection? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The proposed project will result in an increased demand for public services. The REIR will provide up-to-date information on current service levels and the ability to serve the proposed project by these public service purveyors. Potential impacts resulting from an increased demand on public services will be discussed in detail within the REIR. Mitigation measures will be recommended, as appropriate, to reduce potential impacts on public services.

### 14. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:** Jacks Peak Regional Park is located directly adjacent to the northwest and Roach Canyon Open Space area is located to the west of the project site. Additionally, an existing equestrian facility located on the project site will be retained with implementation of

the proposed project. The proposed project will be introducing new populations into the project area, which will result in an increased demand for recreational uses. The proposed project will, however, retain approximately 730 acres of the 891-acre site as open space. Potential impacts to recreation will be addressed in the REIR. Mitigation measures will be recommended, as appropriate, to reduce potential recreation impacts.

**15. TRANSPORTATION/TRAFFIC**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 ratio on roads, or congestion at intersections)? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The REIR will include the preparation of a traffic study in accordance with CEQA and with County of Monterey traffic impact analysis guidelines. The traffic study will summarize the current conditions as it relates to the existing transportation system in the study area; expected travel demand forecasts and trip assumptions associated with the proposed project; and project impacts in terms of Level of Service at key intersections. Mitigation measures will be recommended, as appropriate, to reduce potential traffic impacts. The traffic study will be summarized in the REIR and included as an appendix to the document.

**16. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1-3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1-3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The proposed project will result in an increased demand for utility and service systems. The REIR will provide up-to-date information on current service levels and the ability of utility and service system purveyors to serve the proposed project. Potential impacts resulting from an increased demand on utility and service systems will be discussed in detail within the REIR. Mitigation measures will be recommended, as appropriate, to reduce potential impacts on utility and service systems.

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts, which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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? (Sources: 1-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Sources: 1-8) (“Cumulatively considerable” means that the 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)? (Sources: 1-8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The proposed project may result in individual impacts that may be cumulatively considerable. This will be further discussed in the REIR.