

**Recirculated Portion
of
Draft
Revised Environmental Impact Report
for the
September Ranch Subdivision Project
State Clearinghouse Number 1995083033**

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REVISIONS TO DRAFT REIR

Introduction

This document is a recirculated portion of a Draft Revised Environmental Impact Report (Draft REIR) for the September Ranch Subdivision project. This 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 are proposed as open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, off site wastewater treatment, drainage system, internal road system, common open space, tract sales office and security gate.

Background and Content of New Information in Recirculated Document

Section 4.3, Water Supply and Availability, and Appendix C, Hydrogeologic Report (Entire Section Recirculated)

Section 4.3, Water Supply and Availability, and the accompanying Hydrogeologic Report have been updated to clarify the relationship between the water rights analysis and the requirements of the California Environmental Quality Act, Pub. Res. Code §§ 21000 *et seq.* This section has also been updated to clarify the intended meaning of significance criteria related to pumping and demand on the Carmel Valley Aquifer; in the December 2004 Draft REIR, the written context for the threshold and the impact analysis were clear that this criterion measured the significance of impact in terms of meaningful consequences to other water users and to the basin itself; however, because the text of the criterion standing alone might have been interpreted differently, the Recirculated Draft REIR provides clarification of the threshold to ensure accuracy and full public understanding of the analysis. Accordingly, both the content of the impact analysis and the impact conclusions remain the same (less than significant), as presented in the December 2004 Draft REIR. Finally, Section 4.3 and Appendix C, Hydrogeologic Report, have been updated to present more specific and recent information regarding quantification of water resources and potential impacts thereto, in order to provide the public with the most accurate and thorough information possible. In all instances, the impact conclusions remain the same, as presented in the December 2004 Draft REIR.

Section 4.9, Biological Resources (Entire Section Recirculated)

Section 4.9 has been updated to include the findings of the focused plant surveys conducted in April and May 2005 by Zander Associates. The plant surveys undertaken in 2005 are in compliance with the mitigation measures proposed in the December 2004 REIR. While new information is provided, the survey findings did not reveal any new impacts that cannot be mitigated to less than significant. Additionally, Section 4.9 has been updated to provide clarifications in the mitigation measures previously identified in the December 2004 Draft REIR.

This section has also been updated to incorporate more specific and recent information regarding impacts to the CVA and the Carmel River, including a quantitative assessment of maximum potential

reductions resulting from the proposed project which further supports the conclusions of the December 2004 Draft REIR that the project will have no impact with respect to steelhead and red-legged frogs. The impact conclusions remain the same, as presented in the December 2004 Draft REIR.

Section 5, Cumulative Impacts: Water Supply and Biological Resources (Only Water Supply and Related Biological Resources Portions Affected; Only Those Portions Recirculated)

The cumulative impacts analyses for water supply and water-dependent biological resources (steelhead and red-legged frogs) have been updated to reflect the new information provided in the updates to Sections 4.3 and 4.9, described above, and also to provide the correct water supply analysis which for clerical reasons reflected a baseline assumption that pre-dated the December 2004 Draft REIR. The impact conclusions for both resources remain less than significant, as presented in the December 2004 Draft REIR.

Section 6, Alternatives to the Proposed Project (Entire Section Recirculated)

In addition to the alternatives examined in the December 2004 Draft REIR, three new alternatives are presented within this recirculated document: the Reconfigured 94/15 Alternative; 82/27 Alternative; and the 73/22 Alternative. The three new site plan configurations were developed in an effort to move the inclusionary housing units farther away from neighboring parcels. Primarily, two potential locations were identified in the southeastern portion of the project site where the inclusionary housing units could be accommodated without introducing any new significant impacts. Analysis of the three new alternatives revealed that the 73/22 Alternative is the Environmentally Superior Alternative.

Section 7, Other CEQA Considerations (Entire Section Recirculated)

This section has been revised to clarify the reasons why the project will not create a growth-inducing precedent and to fully respond to the issues identified by the Court of Appeal in *Save Our Peninsula Committee v. Monterey County Board of Supervisors* (2001) 87 Cal. App. 4th 99. The conclusion that the proposed project is not growth-inducing remains the same, as presented in the December 2004 Draft REIR.

Circulation of New Information

Under the California Environmental Quality Act (CEQA) Guidelines Section 15088.5(c), if a revision to an EIR is limited to a few chapters or portion of the EIR, the County need only circulate the chapters or portions that have been modified. Additionally, the County requests pursuant to the CEQA Guidelines Section 15088.5(f)(2) that reviewers of this document limit their comments to the new material that has been included in this recirculation document, and not make new comments on matters not included in this document, such as any of the material included in the December 31, 2004 Draft REIR.

Copies of the recirculated portion of the Draft REIR are available for public review at the same locations where the Draft REIR was made available for public review including:

County of Monterey
Resource Management Agency
Planning & Building Inspection Department
Permit Center
168 W. Alisal, 2nd Floor
Salinas, CA

County of Monterey
Carmel Valley Branch Library
65 West Carmel Valley Road
Carmel Valley, CA

City of Carmel-by-the-Sea
Harrison Memorial Public Library
Reference Section
Ocean Avenue & Lincoln
Carmel, CA

Additionally, the document and technical appendices are available for review on the County of Monterey Planning & Building Inspection Department web site at www.co.monterey.ca.us/pbi.

Notification that the document is available for review have also been sent to the same parties that received the Draft REIR as well as those parties that commented on the Draft REIR.

Comments on New Information

Written comments regarding this recirculated document should be provided no later than March 31, 2006 to:

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