SECTION 2
EXECUTIVE SUMMARY

2.1 Proposed Project

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 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, offsite wastewater 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).

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.

2.2 Areas of Controversy/Issues to be Resolved

The potential areas of controversy and issues to be resolved through the REIR process are derived from the Initial Study/Notice of Preparation (Appendix A) and responses thereto. These areas are summarized as follows:

- The proposed project will result in approximately 108 acres of the project site being transitioned from essentially undeveloped land to residential uses. This will alter the existing landscape and views from surrounding areas, potentially resulting in incompatibilities with existing and proposed land uses in the project area or result in conflict with the plans and policies of the General Plan or other documents that guide land use in the project area (see Section 4.1, Land Use and Planning).
- Project implementation will require approximately 100,000 cubic yards of grading and will involve development on slopes in excess of 30 percent. The project site is subject to geologic constraints including, but not limited to, landslides (see Section 4.2, Geology and Soils).
- Approximately 57.21 acre-feet per year of water will be required to serve the September Ranch Subdivision site. Potable water supplies will be via onsite wells (see Section 4.3, Water Supply and Availability).
- The proposed project will result in erosion and sedimentation during earth moving activities and will result in an increase in impervious surfaces (see Section 4.4, Hydrology and Water Quality).

- The proposed project will result in an increased generation of wastewater at the project site. Wastewater flows generated by the project will be handled by the Carmel Area Wastewater District (see Section 4.5, Wastewater Treatment and Disposal).
- The proposed project will result in the addition of 1,053 daily vehicle trips to the project area circulation system and the addition and/or reconfiguration of roadways (see Section 4.6, Transportation and Circulation).
- The proposed project will have air quality impacts in the short-term during construction of the residential units and associated infrastructure and in the long-term through introduction of new sources of vehicle emissions (see Section 4.7, Air Quality).
- The proposed project will result in the generation of noise in the short-term during construction and in the long-term as vehicular traffic increases within the project area (see Section 4.8, Noise).
- The project's development on the 891-acre project site is situated in the southern portion of the property. The northern portion of the property is contiguous with Jacks Peak Regional Park. Approximately fifty percent of the project site is covered with Monterey pine/coast live oak forest. Monterey pines have been designated as a sensitive plant. Other vegetation includes coastal sage scrub, grasslands, and willow riparian habitat. Sensitive wildlife species also occur onsite (see Section 4.9, Biological Resources).
- Project Implementation will result in earth moving activities, thus there is the potential that unknown cultural resources could be unearthed or disturbed (see Section 4.10, Cultural Resources).
- The proposed project will result in construction of 109 residential units and the overall intensification of the project site, which will alter existing views in the project area (see Section 4.11, Aesthetics).
- The proposed project will result in the construction of 109 residential units and relocation of approximately 350 people into the project area (see Section 4.12, Population, Housing, and Employment).
- Project implementation will require the extension of public services and utilities to the project site (see Section 4.13, Public Services and Utilities).

2.3 Significant Unavoidable Adverse Environmental Effects

State CEQA Guidelines Requirements

Section 15126.2(b) of the State CEQA Guidelines requires an EIR to "describe any significant impacts, including those which can be reduced, mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described."

Significant Unavoidable Impacts of the Proposed Project

Section 4, Environmental Impact Analysis, of this Draft REIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level where feasible. With implementation of the proposed mitigation measures, no significant unavoidable impacts would result through implementation of the proposed project.

2.4 Cumulative Impacts

Cumulative impacts of the proposed project combined with past, present, and reasonably foreseeable future projects were evaluated in Section 5 of this Draft REIR. No significant cumulative impacts were identified.

2.5 Summary of Alternatives

In accordance with Section 15126(d) of the CEQA Guidelines, Section 6, Alternatives to the Proposed Project, include a comparative evaluation of the proposed project with alternatives to the project. Additionally, the alternatives are discussed in terms of achieving the project objective, which is to provide market rate and low- to moderate-income housing, in accordance with existing County ordinances and the CVMP. This Draft REIR includes an evaluation of the following alternatives to the proposed September Ranch project:

- No Project/No Development Alternative
- Reduced Density - Planning Commission Recommendation Alternative
- Reduced Forest Impact with High Inclusionary Housing Alternative
- Reduced Forest Impact with Twenty Percent Inclusionary Housing Alternative
- Reconfigured 94/15 Alternative
- 82/27 Alternative
- 73/22 Alternative
- Environmentally Superior Alternative

Section 6 of this Draft REIR provides descriptions and analysis of each alternative. The Environmentally Superior Alternative is determined to be the No Project/No Development Alternative. However, the No Project/No Development Alternative fails to meet any of the project objectives, or objectives of the September Ranch Subdivision project. CEQA states that if the environmentally superior alternative is the No Project alternative, the EIR shall also identify an environmentally superior alternative from other alternatives. Thus, the 73/22 Alternative is considered the environmentally superior alternative. This alternative does meet the project objective to provide market rate housing and low-and moderate-income housing in accordance with the existing County ordinances and the CVMP. In relation to the proposed project, both the September Ranch Subdivision project and the 73/22 Alternative result in less than significant impacts when fully mitigated; however, due to the reduction in development associated with the 73/22 Alternative, this alternative's impacts would be incrementally less than the proposed project.

2.6 Mitigation Monitoring Program

CEQA requires agencies to set up monitoring report programs for ensuring compliance with the mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental effects as identified in the REIR. A mitigation monitoring program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the EIR.

2.7 Summary of Environmental Effects and Mitigation Measures

Section 4, Environmental Impact Analysis and Section 5, Cumulative Impacts, of this Draft REIR describe in detail the environmental impacts that would result from the implementation of the proposed project. Table 2-1, Executive Summary, summarizes the impacts of the proposed project and mitigation measures for those impacts. Impacts that are noted in the summary as "significant" after mitigation will require the adoption of a statement of overriding considerations, if the project is approved as proposed (CEQA Section 15093).

In this table, impacts of the project are classified as: 1) Less than Significant (adverse effects that are not substantial, according to CEQA, but may include recommended mitigation) or 2) Significant and Unavoidable (substantial adverse changes in the environment that cannot be avoided even with feasible mitigation). Mitigation measures are listed, as applicable, for each impact.

Table 2-1: Executive Summary Matrix Table

Impacts	Mitigation Measures	Level of Significance After Mitigation
4.1 LAND USE AND PLANNING		
Less than Significant Impact - Land Use Compatibility.	No mitigation measures are required.	Less than significant.
4.2 GEOLOGY AND SOILS		
Potentially Significant (Geological Impact 1) - Surface Rupture and Seismic Shaking.	**4.2-1:** The proposed project shall have a 50-foot setback for residential dwellings on either side of the southern mapped trace of the Hatton Canyon fault. **4.2-2:** Underground utilities, which cross the fault trace shall be fitted with flexible couplings and shut off valves. **4.2-3:** Prior to the construction of lots 65, 66, and 68, and any additional construction on the equestrian center, the project engineering geologist shall confirm that no fault traces cross the proposed building sites. **4.2-4:** Proposed structures shall incorporate design in accordance with the latest Uniform Building Code and the appropriate seismic design criteria. A geotechnical investigation shall be prepared for each proposed building site to characterize soil and bedrock conditions so that suitable seismic foundation designs can be provided. The geologic investigation shall employ standard engineering practices to ensure adequate foundations and design standards for the building sites.	Less than significant.
Potentially Significant (Geological Impact 2) - Slope Stability, Debris Flow, and Soil Creep.	**4.2-5:** Earthwork and grading shall be kept to a minimum within the landslide deposits; any work performed within these areas shall be performed under the supervision of a qualified engineering geologist. **4.2-6:** Cut slopes in competent bedrock shall be constructed at slope inclinations no steeper than 0.5:1 to heights up to 15 feet, and should be approved by the project engineering geologist before grading. **4.2-7:** Proposed cut slopes steeper than 0.5:1 or exceeding a height of about 15 feet may be allowed upon the approval by the project engineering geologist or geotechnical engineer. **4.2-8:** Cut slopes within severely weathered rock that is susceptible to bedrock creep, or in areas of adverse bedding dip shall employ flatter slopes, typically 2:1 or less.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	4.2-9: Structures located within old landslide deposits shall be constructed at or very near the natural grade to reduce cut slopes. Limited cut slopes can be created for access roadways and shall be constructed on slopes no greater than 2:1 and shall not exceed heights of 15 feet. Cut slopes shall be approved by the project engineering geologist or a geotechnical engineer before grading. **4.2-10:** Cut slopes in colluvium, alluvium, or topsoil shall be constructed at a slope inclination not steeper than 2:1. All cut slopes shall be provided with permanent protection against erosion. **4.2-11:** Compacted fill slopes shall be constructed at a slope inclination not steeper than 2:1. All fill slopes shall be provided with permanent protection again erosion. **4.2-12:** Control cut and fill earthwork that may destabilize the land surface; vegetation removal; and control surface water infiltration. **4.2-13:** Residential lots located upslope of or adjacent to old landslide deposits shall have drainage systems that divert concentrated surface waters from the slide masses. **4.2-14:** Landscape irrigation systems shall be kept to a minimum (Monterey County standards) on lots shown in landslide deposits. Construction on ancient landslide deposits shall be appropriately designed to result in overall improvement to the existing drainage conditions within the landslide areas. Unlined ponds on or adjacent to the slide mass shall be avoided. **4.2-15:** Subsequent design-level geotechnical investigations shall be preformed at the appropriate time following preparation of definitive grading plans and during design of specific structures. In addition, subsequent geologic investigations shall be performed before construction on Lots 65, 66, and 68. Subsequent subsurface exploration shall be conducted before the final map approval to further characterize the possible mapped landslide in the vicinity of Lots 85 and 86.	
Potentially Significant (Geological Impact 3) - Erosion, Sedimentation, and Groundwater.	**4.2-16:** The effects of erosion and sedimentation may be mitigated by vegetative cover and properly designed surface drainage features. Competent bedrock exposed in both natural slopes and cut slopes will be less susceptible to erosion and, therefore, may not need a protective slope cover. Many of these slopes tend to be covered by rocky rubble, which works its way down slope over many years. Proper surface drainage	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	systems shall be designed to direct concentrated water runoff away from the tops of these slopes. **4.2-17:** Shallow ground water conditions shall be considered in the design of roadways, utilities, and structures in these areas. **4.2-18:** Drainage control shall include provisions for positive gradients so that surface runoff is not permitted to pond, either above slopes or adjacent to building foundations. Surface runoff and runoff from roof gutters shall be collected in lined ditches, closed pipes, or drainage swales and shall be conducted adequately to a storm drain, paved roadway, or water course.	
4.3 WATER SUPPLY AND AVAILABILITY		
Less than Significant Impact - Substantially Degrade and Deplete Groundwater or Interfere with Groundwater Recharge.	No mitigation measures are required.	Less than significant.
Less than Significant Impact - Use of Water in a Wasteful Manner.	No mitigation measures are required.	Less than significant.
Less Than Significant Impact - Result in a Yield in the Groundwater System that is not Sufficient to Provide the Project Water Demand on a Long-Term Basis or During Droughts or Decreases the Availability of Groundwater to Existing Users of the Same Groundwater Basin.	No mitigation measures are required.	Less than significant.
Less than Significant Impact - Increase pumping or demand on the CVA so as to impair the health of the CVA.	No mitigation measures are required.	Less than significant.
4.4 HYDROLOGY AND WATER QUALITY		
Potentially Significant (Hydrology and Water Quality Impact 1) - Storm Water Runoff and Drainage.	**4.4-1:** The proposed project shall include the construction, operation, and maintenance of detention basins to accommodate the 100-year storm event, with engineered design features to control release of detained flows to pre-development 10-year storm levels, as planned.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Potentially Significant (Hydrology and Water Quality Impact 2) - Short-Term Water Quality Construction Impacts.	**4.4-2:** The project applicant shall prepare a drainage plan, which includes the proper design and placement of sediment traps to preen the discharge of sediments and pollutants into offsite drainage channels. In order to mitigate adverse water quality impacts that could be generated by the proposed project after construction, potential BMPs for storm water runoff quality control should be incorporated into project design. These could include such measures as vegetated buffer strips, use of porous pavement, "grass-phalt," cisterns of storm water storage, street sweeping, percolation basins and grease/oil traps (with regular maintenance programs. Good housekeeping, waste containment, minimization of disturbed areas, stabilization of disturbed areas, the protection of slopes and channels, the control of the site perimeter, and the control of internal erosion are the objectives of the BMPs. The BMPs include limiting soil exposure through scheduling and preserving existing vegetation; stabilizing soils through seeding, planting, and mulching; diverting runoff through earth diking, temporary drains, swales, and slope drainage; reducing velocity through outlet protection, checking dams, slope roughening/terracing; trapping and filtering sediment through silt fencing, straw bale barriers, sand bag barriers, brush and rock filters, storm drain inlet protection, and sediment basins. Specific and extensive BMP measures, such as those identified below, should be contained in the Final Erosion Control Report, which shall be submitted as a condition of the Final Map. • Temporary erosion and sedimentation control features shall be maintained until revegetation is sufficient to prevent erosion of disturbed construction and restoration sites. Sufficiency of revegetation shall be determined by the project's conservation manager and certified erosion and sedimentation control specialists. • Periodic pre-storm, storm, and post-storm monitoring inspections of BMP measures shall be conducted from the duration of construction phases and until temporary protection features have been removed. • Daily inspections shall be conducted during grading construction to assure condition and adequacy of erosion and sedimentation control features. • Daily repairs of damaged erosion- and sedimentation-control features (e.g., downed silt fencing, broken straw bales, damaged sandbags) shall be completed.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Potentially Significant (Hydrology and Water Quality Impact 3) - Long-Term Water Quality Operational Impacts.	**4.4-3:** The applicant shall prepare CC&Rs, which include requirements for the type and frequency of catch basin, sediment trap, and storm water inlet cleaning and maintenance. The storm drainage system shall be maintained on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the down stream conveyance system, and maintain the catch basins sediment trapping capacity. The homeowner's association, or some other similar responsible entity, shall provide for at least an annual inspection regimen and immediately repair or clean the system, as needed.	Less than significant.
4.5 WASTEWATER TREATMENT AND DISPOSAL		
Less than Significant Impact - Collection and Transmission of Project-Generated Wastewater to Offsite Treatment Plant.	No mitigation measures are required.	Less than significant.
Less than Significant Impact - Nitrate Loading.	No mitigation measures are required.	Less than significant.
4.6 TRANSPORTATION AND CIRCULATION		
Potentially Significant (Traffic and Circulation Impact 1) - Increase in Vehicle Trip Generation and Level of Service Deficiencies.	**4.6-1:** At the intersection of SR 1/Carpenter Street, use overlap phasing to have the westbound right-turns synchronized with the southbound SR 1 left-turn movement. **4.6-2:** At the intersection of Carmel Valley Road/Brookdale Drive/ September Ranch Road, install a right-turn taper on westbound Carmel Valley Road and install a left-turn lane for both the eastbound and westbound Carmel Valley Road approaches. **4.6-3:** Contribute fair share fees, as determined by the County for CVMP Traffic Impact Fees. Fees would be required for the following improvements: • Signalizing the Carmel Valley Road/Dorris Drive intersection; • Signalizing the Carmel Valley Road/Laureles Grade intersection; and • •Signalizing the Rio Road/Carmel Ranch Boulevard intersection. **4.6-4:** Contribute fair share fees for SR 1 improvements for all project-generated trips expected to use SR 1 north of Carmel Valley Road. The following improvements include:	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• At the intersection of SR 1/Ocean Avenue/Carmel Hills Drive, widening should occur to the eastbound and westbound approaches to have one exclusive left-turn lane, one shared left-turn/through lane, and one exclusive right-turn lane. **4.6-5:** The project proponent shall contribute fair share fees for the left-turn channelization for both the eastbound and westbound approaches of the intersection of Carmel Valley Road/Brookdale Drive. **4.6-6:** The project proponent shall contribute fair share fees for the overlap phasing improvements along Carmel Valley Road (as identified in the CVMP, 1995) at the following locations: • In front of September Ranch; • Opposite of Garland Ranch Regional Park, which is east of Robinson Canyon Road; and • Near Laureles Grade Road, which is east of Garland Ranch Regional Park. **4.6-7:** The project applicant shall install a safe transit stop(s) convenient to both the entrance to the planned unit development and to the existing equestrian center. The applicant shall provide a passenger shelter in each direction, an improved pullout in each direction, and onsite signage at the project site showing the transit schedule and map.	
Potentially Significant (Traffic and Circulation Impact 2) - Site Distance.	**4.6-8:** The project applicant shall install the fourth (north) leg of September Ranch Road (the project access road) at the existing stop controlled T-intersection of Carmel Valley Road/Brookdale Drive. The project applicant shall be responsible for signalizing this intersection and any signal coordination costs associated with this signalization. **4.6-9:** Prior to the issuance of building permits, install an intersection ahead warning sign on eastbound Carmel Valley Road in advance of September Ranch Road to alert drivers on Carmel Valley Road.	Less than significant.
4.7 AIR QUALITY		
Potentially Significant Impact (Air Quality Impact 1) - Short-Term Construction Emissions.	**4.7-1:** The use of BACMs shall be required during grading operations. BACMs that shall be incorporated into the project include: • Water all active construction areas at least twice daily.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily (with water sweepers), if visible soil materials are carried onto adjacent public streets. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more). • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (e.g., dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. • Limit the area subject to excavation, grading and other construction activity at any one time to no more than eight (8) acres on any given day.	
Less than Significant Impact - Vehicle and Other Operational Emissions.	No mitigation measures are required.	Less than significant.
Less than Significant Impact - Emission of Other Criteria Pollutants and/or Odor Generation.	No mitigation measures are required.	Less than significant.
4.8 NOISE		
Less than Significant Impact - Short-Term Construction-Related Noise.	No mitigation measures are required.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Potentially Significant (Noise Impact 1) - Long-Term Vehicular Generated Noise.	**4.8-1:** The southern facade of the inclusionary housing units shall have no balconies or decks facing Carmel Valley Road unless the perimeter of such balconies or decks are shielded by a five-foot high glass or transparent plastic barrier. **4.8-2:** Habitable rooms of the inclusionary housing units that face south shall have a source of supplemental ventilation to allow for window closure in such rooms.	Less than significant.
4.9 BIOLOGICAL RESOURCES		
Potentially Significant (Biological Resources Impact 1) - Habitat Disturbance during Site Improvements, Clearing, and Grading.	**4.9-1:** The project applicant shall submit a Tentative Map that is consistent with the recommendations outlined in the Forest Management Plan, the Open Space Management Plan, and the Grassland Habitat Management Plan and will include the following: • Defines development envelopes for each residential lot to minimize vegetation removal; • The identification of potential areas for building envelopes prior to the tentative map. The tentative map shall show the appropriate placement of the buildings with respect to the current conditions (i.e., slope, vegetation areas). All building envelopes shall require plant surveys that shall be conducted at the appropriate time (individual blooming periods are shown in the biological report in Appendix H of this REIR); • Prohibits planting/introduction of nonnative invasive plant species (such as acacia, French or Scotch broom, and pampas grass) within any portion of proposed lots, and prohibit planting/introduction of any nonnative species outside the development envelope; • Development of landscape guidelines that encourage the use of native species indigenous to the area as ornamentals and prevent the use of invasive exotics; • Limits the use of fencing to designated development envelopes, and prohibit fencing of parcel boundaries in order to maintain areas for wildlife movement; • Restricts direct disturbance or removal of native vegetation to designated development envelopes, as planned, through project covenants, codes and restrictions (CC&Rs), through dedication of a conservation or open space easement, or other similar method (The project applicant currently	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	proposes dedication of scenic easements over all portions of the site outside designated development envelopes). • Establishes lot restrictions and common open space regulations that limit uses and prescribe management responsibilities in private and common open space areas beyond the building and development envelopes identified in the final map. • Defines the conservation (scenic) easements dedicated to an entity acceptable to the County of Monterey. These conservation easements are legally binding use restrictions recorded on privately owned land that can provide a high degree of protection to certain areas on the property while allowing the rest of the land to be developed and used at the owner's discretion. Conservation easements to the benefit of the County of Monterey should be recorded with the sale of the lot and should run with the land regardless of the number of times the land is sold. Such easements should be set aside for as much of the private open space on the property as is feasible to guarantee the long-term preservation of the site's overall biological resource values. Examples of the types of restrictions that should be considered in these conservation easements include the following: • Relinquishment of all development rights within the easement area; • Maintenance of natural habitat; • Pesticide use restrictions; • Only compatible public recreation uses allowed within easement lands, not uses that cause disturbance to native vegetation and wildlife; • Restricted trails for pedestrians, hikers and cyclists within easement lands; • No vehicles of any kind allowed in easement lands except for those required by the habitat/open space manager in performance of habitat monitoring or maintenance activities; • No alteration of land including grading, disking, compacting, soil removal or dumping shall be allowed unless the work is for the purpose of habitat management/restoration and authorized by the habitat/open space manager;	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• No removal of flora or fauna from the easement area including mowing or weed whacking unless authorized by the habitat/open space manager; • Limitations/restrictions will be placed on construction of permanent or temporary facilities (e.g., picnic tables or portable toilets) within the easement areas in accordance with the goals of the open space management program; • Leash laws within the easement areas must be enforced; and • Right of inspection of the easement area by the easement holder and habitat/open space manager.	
Potentially Significant (Biological Resources Impact 2) - Impacts to Monterey pine/coast live oak forest.	**4.9-2:** The project applicant shall submit a Forest Mitigation and Monitoring Plan, which will identify permanently dedicated open space 3 times the acreage of Monterey pine/coast live oak forest (3-to-1 ratio) that will be developed. **4.9-3:** To reduce the loss of individual trees, all coast live oak trees and Monterey pine trees 6" or larger shall be replaced on a 1:1 basis by planting or transplanting trees in areas of suitable soil as determined appropriate by a professional forester. The following is recommended: • A tree replacement plan shall be prepared by a qualified professional forester, arborist, or horticulturist, and will be subject to review and approval by the County Planning & Building Inspection Department, that includes the following: • Identify tree planting areas with suitable soils that will also fulfill project landscape plans and visual screening objectives, as feasible. • Identify monitoring requirements, such as a site inspection at the end of the first winter after planting to confirm numbers, species of replacement, and locations of plantings. Annual inspections over five years shall confirm the objective of the plan, such as the survivability of the plantings, and the percentage of healthy trees. • At least 70 percent of the plantings shall be established/surviving by five years or monitoring (and replacement) shall continue until compliance is achieved. • The location and species of all required replacement trees planted shall be mapped so they can be monitored for over the five year	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	period. The monitoring period shall be extended for individual trees that die or are in poor health and must be replaced. • Transplanting of onsite native seedlings within construction areas and protection of those occurring near construction areas to maintain natural diversity and adaptation. • All replacement trees shall be of local genetic stock. • Use of Monterey pines grown from seed collected in locations bordering the tree clusters from which the trees were removed. Replanting should avoid open spaces where currently there are no trees unless there is evidence of soil deep enough and of good enough quality to support the plantings. • All replacement pines shall be transplanted or grown from seeds collected from asymptomatic trees, found within 500 feet in elevation of the planting site. Overabundant direct seeding of open pollinated pine seed or 4:1 planting of open pollinated seedlings is recommended for a portion of the pine replacement trees with thinning to appropriate spacing after 3 years under the direction of a professional arborist. • Most replacement shall be of a small size (cell or one gallon) as studies have shown that small trees more readily adapt to a site and grow larger over the mid-to long-term. • Provide an adaptive management scenario if the success criteria are not being met. • Require that tree removal of native oaks and pines 6" or larger for future lot construction be subject to County approval and appropriate tree replacement. A tree protection plan detailing tree removal and replacement and protection measures for retained trees shall be required for each lot where trees 6" or larger will be removed. The plan shall be considered a site specific amendment to the Forest Management Plan for the project, which applies to all lots. **4.9-4:** Pines adjacent to ones slated for removal shall be protected individually with orange construction fencing placed around their dripline. Pines not slated for removal shall bit be damaged. To avoid mechanical damage to pines not slated for removal, the following measures are recommended:	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Minimizing impacts to retained tress by individually cutting adjacent removal trees; • Minimize mechanical tree damage such as skinning of the trunks, partial pushovers, etc. during construction or harvesting operations. Tree damage from recent logging activities favors all kinds of bark beetles; • Build barricades around trees to prevent mechanical damage by equipment in yard and landscape environments. Try to minimize root damage by keeping trenching and digging to a minimum; • During landscaping operations, maintain final soil level around tree trunks and roots at the same height as it was before construction; • Direct all drainage from developed areas away from low or flat areas near trees to prevent saturation of soils at the base of trees; and • Require protection of oak and Monterey pine trees located outside designated development envelopes unless proven to be diseased or unhealthy as determined by a qualified arborist.	
Potentially Significant (Biological Resources Impact 3) - Fragmentation of the Monterey pine forest will increase the potential for pitch canker and other diseases.	**4.9-5:** There is no proven method available that will prevent pitch canker from infecting susceptible trees. To prevent the spread of the fungus into the pines within the project site, some actions can be taken to slow down the spread of the fungus, including the following: • Minimize removal or severe pruning of trees during periods of peak beetle activity, particularly during maximum growth during the spring. Remove or chip trees and debris promptly and in accordance with handling guidelines of the Oak Mortality Task Force and Agricultural Commissioner for oaks and the Pitch Canker Task Force for pines; • Debark recently killed trees and branches if they are hazardous and/or are judged to be a significant threat of spreading disease or insect manifestation. This can be achieved with timely chipping and removal of diseased or insect infested tree material from nearby susceptible trees. In addition, all trees proposed for removal shall be removed carefully so as not to injure (including breaking nearby branches, cutting trunks, etc.) adjacent trees not slated for removal. There are some Monterey pines that are resistant to the pathogen and these trees should be used as a seed-base for replanting.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Encourage healthy growth of trees. Susceptibility to beetle attack increases with poor health or damage due to breakage, wounding, or soil compaction.	
Potentially Significant (Biological Resources Impact 4) - Disturbance of Oak Trees.	**4.9-6:** Submit final Forest Management Plan subject to review and approval by the County Planning & Building Inspection Department that includes the following: • Avoid grading, filling, and all construction activity within the dripline of oak trees, where possible. Any construction or activity within the dripline of oak trees shall be reviewed and approved by a qualified forester or arborist with their recommendations for protection as appropriate; • Develop CC&Rs that shall include oak tree protection as outlined in the Forest Management Plan on individual lots as part of future home construction, as well as guidelines for appropriate landscaping management to protect remaining oaks. Wherever possible, future homes should be sited outside of the dripline of any oak; and • Direct all drainage from developed areas away from low or flat areas near trees to prevent saturation of soils at the base of trees.	Less than significant.
Potentially Significant (Biological Resources Impact 5) - Removal of Coastal Sage Scrub.	**4.9-7:** Clear definition of the development envelope for each lot in the coastal scrub areas, restrictions of the remainder of the lots, and implementation of the Tentative Map (Mitigation Measure 4.9-1) that details the general open space management measures and conservation easement designations on lots should reduce some of the impacts to coastal sage scrub. In addition, to reduce the impacts to coastal sage scrub, the following mitigation measures are recommended: Submit final Open Space Management Plan subject that includes the following: • Protection and enhancement for the long-term viability of the habitat types onsite and the plant and animal species they support; • Incorporation into project documents that are passed on to homeowners. The plan should include, but not be limited to, the following: • Limiting native vegetation removal and other disturbances in areas not specifically designated for buildings and other facilities to minimize losses to coastal sage scrub and grassland areas with	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	high concentrations of native species as well as Monterey pine, coast live oak forest; • Protection of sensitive plant species identified herein (and in subsequent studies) through design, setbacks, salvage and relocation, and other means wherever feasible; and • Designation of trails and other directed access to/through common open space areas to reduce inadvertent habitat degradation.	
Potentially Significant (Biological Resources Impact 6) - Removal of Grasslands.	**4.9-8:** Submit a final Grassland Management Program that addresses the following: • Preservation, enhancement, and restoration of native grasslands on the site. Including: • Clear definition of the building footprint for each lot in the grasslands areas, restrictions on the remainder of the lot; and • Description of the implementation of an active grassland management program for both the lots and the common open space areas. • Light rotational, seasonally-timed grazing and/or appropriately timed mowing to reduce the cover of non-native annual grasses; • Preclude soil disturbance through cultivation; • Preclude the use of herbicides unless applied directly to invasive, non-native species; • Address the removal of Monterey pine seedlings in the native grasslands (either through mowing or chipping); • Address restoration in areas dominated by invasive species like French broom; and • Consider the possible use of fire management on both the common open space and private open space grassland areas. **4.9-9:** To reduce the acreage impacts to coastal terrace prairie, pre-construction surveys shall be conducted that identify areas with high concentrations of native species (areas with over 50 percent native grassland species). Native grassland acreage shall be replaced at a 1:1 ratio.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Potentially Significant (Biological Resources Impact 7) - Removal of Special Status Plant Species.	**4.9-10:** To reduce the potential "take" of individuals the following are recommended: • Prior to construction of roadways or individual houses, a botanical survey shall be conducted during the appropriate blooming period for each species. If no individuals are observed no further action is required. • If individuals are found a report shall be prepared, as explained in the Monterey County General Plan Policy 3.3, detailing the habitats affected by the project, the species potentially affected by the project, and the appropriate mitigation measures to reduce the "take" of individuals. Informal consultation with CDGF/USFWS may be required. CDFG/USFWS may require further actions. • If individuals are found a report shall be prepared, as explained in the Monterey County G.P. Policy ER 3.3, detailing the habitats affected by the project, the species potentially affected and appropriate mitigation measures to reduce "take" of individuals. Informal consultation with the USFWS will be required if Monterey spineflower are found. Mitigation may include but not be limited to avoidance of populations, restoration, maintenance, and enhancement and obtaining an Incidental Take Permit from the USFWS and notification with the CDFG.	Less than significant.
Potentially Significant (Biological Resources Impact 8) - Removal of Nesting Habitat.	**4.9-11:** The project applicant shall submit to the Monterey County Planning and Building Inspection Department a Tentative Map that identifies the roadway realignments in the area of Lots 18-22 that avoid the identified population of Pacific Grove clover. **4.9-12:** To avoid a take and/or further evaluate the presence or absence of raptors, the following is recommended: • Removal should be conducted outside the nesting season, which occurs between February 1 and August 15. If grading before March 1 is infeasible and groundbreaking must occur within the breeding season, a pre-construction nesting raptor survey should be performed by a qualified biologist. If no nesting birds are observed, no further action is required and grading may occur within one week of the survey to prevent "take" of individual birds that may have begun nesting after the survey. If birds are observed onsite after February 1 it will be assumed that they are nesting onsite or adjacent to the site. If nesting birds are observed, ground breaking will have to be delayed until after the young have	Less then significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	fledged, as determined by bird surveys conducted by a qualified biologist, or after the nesting season. • The CDFG Central Coast Regional office does allow grading/or tree removal to occur if nesting birds are observed onsite, providing that a 100- to 500-foot buffer zone is created around the observed nest. Because nests may occur in the middle of the grading area, this method is not advised.	
Potentially Significant (Biological Resources Impact 9) - Removal of Bat Habitat.	**4.9-13:** To avoid a take and/or further evaluate the presence or absence of passerines, the following is recommended: • Grading within the grasslands shall be conducted outside the nesting season, which occurs between approximately February 1 and August 15. If grading before February 1 is infeasible and groundbreaking must occur within the breeding season, a qualified biologist should perform a pre-construction nesting bird survey of the grasslands. If no nesting birds are observed, no further action is required and grading may occur within one week of the survey to prevent "take" of individual birds that may have begun nesting after the survey. If birds are observed onsite after February 1 it will be assumed that they are nesting onsite or adjacent to the site. If nesting birds are observed, ground breaking will have to be delayed until after the young have fledged, as determined by bird surveys conducted by a qualified biologist, or after the nesting season. • The CDFG Central Coast Regional office does allow grading to occur if nesting birds are observed onsite, providing that a 75- 100-foot buffer zone is created around the observed nest. Because nests may occur in the middle of the grading area, this method is not advised.	Less then significant.
4.10 CULTURAL RESOURCES		
Potentially Significant (Cultural Resources Impact 1) - Archaeological and Paleontological Resources.	**4.10-1:** If during the course of construction, cultural, archeological, historical, or paleontological resources are uncovered at the site (surface or subsurface resources), work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist or paleontologist can evaluate it. The County of Monterey Planning and Building Inspection Department and a qualified archeologist shall be immediately contacted by the responsible individual present onsite. When contacted, the project planner and the archaeologist shall immediately visit	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	
4.11 AESTHETICS		
Less than Significant Impact - Alteration of Existing Visual Character or Quality.	No mitigation measures are required.	Less than significant.
Potentially Significant (Aesthetics Impact 1) - New Sources of Light and Glare.	**4.11-1:** Prior to the issuance of a grading permit, the applicant shall submit a Tentative Map, which will be subject to review and approval by the Monterey County Planning and Building Inspection Department (MCPBID). The MCBPID establishes envelopes on each proposed lot to define the building area that result in minimal grading and protect the public viewshed by avoiding ridgeline development and preserving existing screening vegetation. Home sites in building envelopes on the bluffs overlooking Carmel Valley Road should be limited in building height, as needed, to reduce visibility and screen buildings from Carmel Valley Road. **4.11-2:** Prior to issuance of a grading permit, the applicant shall submit a design guidelines and landscaping plan subject to review and approval of the Monterey County Planning and Building Inspection Department. The plan shall utilize a rural-agricultural architectural theme for the proposed planned unit development, break up building mass of the units closest to Carmel Valley Road, and implement landscaping materials compatible with the surrounding area. This plan shall also address the sewage treatment facility. Landscaping shall incorporate mature trees in the area nearest to Carmel Valley Road. **4.11-3:** Prior to issuance of a building permit, the project applicant shall dedicate open space easements as shown on the Preliminary Project Review Map through dedication of a scenic easement or other suitable method to insure its long-term protection. **4.11-4:** The applicant shall submit a public space (including public roadways) lighting plan subject to review by the Monterey County Planning and Building Inspection Department. The plan shall identify the use of non-reflective materials, subdued colors, and lighting that does not create offsite glare. **4.11-5:** The type, height, and spacing of security and parking lighting shall conform to the County standard, which requires that lighting be directed downward and be of a minimum intensity that will allow for proper safety.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
4.12 POPULATION, HOUSING, AND EMPLOYMENT		
Less than Significant Impact - Population Generation.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Development of Residential Units.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Employment.	No mitigation measures required.	Less than significant.
4.13 PUBLIC SERVICES AND UTILITIES		
Less than Significant Impact - Increased Demand for Fire Services.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Increased Demand for Sheriff Services.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Increased Demand for School Services.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Increased Solid Waste Generation.	**4.13.4-1:** The proposed project shall participate in curbside collection of bottles, cans, paper, and yard waste.	Less than significant.
Potentially Significant (Public Services and Utilities Impact 1) - Increased Demand for Recreational Services.	**4.13.5-1:** The applicant shall either dedicate land or pay an in-lieu fee, which will be calculated after the tentative map has been approved and prior to recordation of the final map. **4.13.5-2:** The applicant, in coordination with the MCPD, shall dedicate trail easements to the County for the connection of future trails with existing trails. The new public recreational trail shall, at a minimum, accommodate future and feasible connections to Canada Woods North and Monterra Ranch trail route and the possibility of other regional trail links to facilitate a regional trail system as outlined in the Greater Monterey Peninsula Area Plan. **4.13.5-3:** Any agreed upon trail easement/alignment shall be identified on the tentative map for approval and on the Final Map for recordation.	Less than significant.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Less than Significant Impact - Increased Demand for Electrical and Natural Gas Services.	No mitigation measures required.	Less than significant.
Less than Significant Impact - Increased Demand for Phone Services.	No mitigation measures required.	Less than significant.
5 CUMULATIVE IMPACTS		
Potentially Significant - Increase in Vehicle Trip Generation and Level of Service Deficiencies.	**5-1:** The applicant shall pay a fair share contribution towards improvements for Highway 1. **5-2:** At the intersection of Highway 68/Laureles Road: • Signal modification and widening of the intersection to utilize overlap phasing to have northbound right turn lanes on Laureles Grade Road go simultaneously with the westbound Highway 68 left-turns. • Modify east bound Highway 68 approach to include one through lane and one shared though/right-tern lane.	Less than significant.