

## TABLE OF CONTENTS

---

|      |  |        |
|------|--|--------|
| S    | EXECUTIVE SUMMARY.....                                 | S-1    |
| 1.0  | INTRODUCTION   |        |
| 1.1  | Background and Purpose.....                            | 1-1    |
| 1.2  | Type of Document .....                                 | 1-2    |
| 1.3  | Intended Uses of this EIR.....                         | 1-2    |
| 1.4  | Environmental Review Process .....                     | 1-2    |
| 1.5  | Scope and Organization.....                            | 1-5    |
| 1.6  | Impact Terminology .....                               | 1-9    |
| 2.0  | PROJECT DESCRIPTION                                    |        |
| 2.1  | Project Overview .....                                 | 2-1    |
| 2.2  | Project Site Conditions .....                          | 2-2    |
| 2.3  | Project Characteristics .....                          | 2-9    |
| 2.4  | Project Objectives.....                                | 2-37   |
| 2.5  | Requested Actions and Required Approvals.....          | 2-38   |
| 3.0  | ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES |        |
| 3.1  | Aesthetics and Visual Sensitivity.....                 | 3.1-1  |
| 3.2  | Air Quality.....                                       | 3.2-1  |
| 3.3  | Biological Resources .....                             | 3.3-1  |
| 3.4  | Cultural Resources .....                               | 3.4-1  |
| 3.5  | Geology and Soils .....                                | 3.5-1  |
| 3.6  | Groundwater Resources and Hydrogeology.....            | 3.6-1  |
| 3.7  | Surface Water Hydrology and Water Quality .....        | 3.7-1  |
| 3.8  | Hazards and Hazardous Materials .....                  | 3.8-1  |
| 3.9  | Land Use, Population, and Housing .....                | 3.9-1  |
| 3.10 | Public Services and Utilities .....                    | 3.10-1 |
| 3.11 | Noise.....   | 3.11-1 |
| 3.12 | Transportation and Circulation .....                   | 3.12-1 |
| 3.13 | Greenhouse Gas and Climate Change .....                | 3.13-1 |
| 4.0  | ALTERNATIVES TO THE PROJECT                            |        |
| 4.1  | General CEQA Requirements .....                        | 4-1    |
| 4.2  | Relationship to Project Objectives .....               | 4-1    |
| 4.3  | Project Alternatives Considered.....                   | 4-2    |
| 4.4  | Environmentally Superior Alternative .....             | 4-41   |
| 5.0  | CUMULATIVE IMPACT SUMMARY                              |        |

## TABLE OF CONTENTS

---

|     |  |     |
|-----|--|-----|
| 5.1 | Analysis Requirement.....                          | 5-1 |
| 5.2 | Cumulative Impact Analysis and Assumptions .....   | 5-3 |
| 5.3 | Discussion of Cumulative Impacts .....             | 5-7 |
| 6.0 | OTHER SECTIONS REQUIRED BY CEQA                    |     |
| 6.1 | Irreversible Environmental Changes.....            | 6-1 |
| 6.2 | Growth Inducing Impacts .....                      | 6-3 |
| 6.3 | Significant Unavoidable Environmental Effects..... | 6-4 |
| 6.4 | Effects Found Not to be Significant .....          | 6-5 |
| 7.0 | REPORT PREPARERS AND REFERENCES                    |     |
| 7.1 | Preparers of the Environmental Impact Report ..... | 7-1 |
| 7.2 | References / Documentation .....                   | 7-3 |

## APPENDICES (ON CD ONLY)

Appendix A - Notice of Preparation for EIR and Comment Letters

Appendix B - Air Quality

Association of Monterey Bay Area Governments (AMBAG).  
*Consistency letter.* November 16, 2006.

Association of Monterey Bay Area Governments (AMBAG).  
*Consistency letter.* August 20, 2009

Ambient Air Quality and Noise Consulting. *Air Quality Impact Assessment.* February 6, 2009

PMC. *Water, Wastewater, Solid Waste Emission Summary.* May 22, 2012 (CalEEMod. 2011.1.1)

PMC. *Construction Generated GHG Emissions.* May 2012 (URBEMIS 2007v.9.2.4)

## TABLE OF CONTENTS

---

### Appendix C - Biological Resources

Denise Duffy & Associates. *California Red-Legged Frog Protocol-level Survey Results for the Ferrini Ranch Development Area.* September 2008.

Denise Duffy & Associates. *Protocol California Tiger Salamander Survey Results for the Ferrini Ranch Development Area.* September 2008.

Denise Duffy & Associates. *Protocol-level Burrowing Owl Survey Report.* March 2008.

PMC. *Peer Review of the Biological Assessment.* February 21, 2007.

PMC. *Peer Review of the Biological Assessment.* March 1, 2008.

PMC. *Peer Review of the Delineation of Potential Jurisdictional Wetlands and Waters Under Section 404 of the Clean Water Act.* March 23, 2007.

PMC. *Peer Review of the Forest Management Plan.* December 5, 2006.

Staub Forestry and Environmental Consulting. *Forest Management Plan for Ferrini Ranch.* September 27, 2006.

WRA Environmental Consultants. *Biological Assessment.* December 15, 2006.

WRA Environmental Consultants. *Biological Assessment.* December 2007.

WRA Environmental Consultants. *Delineation of Potential Jurisdictional Wetlands and Waters Under Section 404 of the Clean Water Act.* January 2007.

WRA Environmental Consultants. *Technical Memorandum regarding Wildlife Corridor.* December 10, 2008.

## **TABLE OF CONTENTS**

---

WRA Environmental Consultants. *Technical Memorandum - Genetic Testing of CTS at Ferrini Ranch: Mitigation Measure Implications.* January 27, 2009.

WRA Environmental Consultants. *Proposed Biological Resources Impact and Mitigation Measures.* January 27, 2009.

### Appendix D - Cultural Resources

JRP Consulting. *Phase One Assessment – Ferrini Ranch, 715 Monterey Salinas Highway, Salinas, CA 93908.* August 25, 2008.

PMC. Peer Review of Cultural Resources Investigations for the Ferrini Ranch Subdivision. 2007

Archaeological Consulting. *Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California.* November 2007.

PMC. Peer Review of Cultural Resources Investigations for the Ferrini Ranch Subdivision. December 5, 2006.

Archaeological Consulting. *Project Review and Evaluation for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California.* July 2006.

### Appendix E - Geology and Soils; Groundwater Resources and Hydrology; and Hazardous Materials

Kleinfelder, Inc. *Hydrogeologic Update Memorandum.* June 12, 2012.

Kleinfelder, Inc. *Preliminary Geologic, Geotechnical, Hydrogeologic, Erosion, Drainage and Environmental Phase I Assessment Proposed Ferrini Ranch Subdivision Monterey County, California.* July 14, 2008.

Soil Surveys, Inc. *Geotechnical Investigation Report.* December 31, 2007.

Whitson Engineering. *Preliminary Drainage Report for Ferrini Ranch Development.* February 11, 2010, revised August 11, 2011

## **TABLE OF CONTENTS**

---

### **Appendix F - Noise**

Ambient Air Quality and Noise Consulting. *Noise Impact Assessment*.  
February 11, 2009

### **Appendix G - Transportation and Circulation**

Higgins Associates (now Hatch Mott MacDonald). *Traffic Impact Analysis*. October 2010.

## TABLE OF CONTENTS

---

### LIST OF FIGURES

|        |  |        |
|--------|--|--------|
| 2-1    | Regional Location.....   | 2-5    |
| 2-2    | Vicinity Map .....   | 2-7    |
| 2-3a   | Surrounding Land Uses - Western Parcel .....                   | 2-11   |
| 2-3b   | Surrounding Land Uses - Eastern Parcel .....                   | 2-13   |
| 2-4a   | Project Site Photos - Western Parcel.....                      | 2-15   |
| 2-4b   | Project Site Photos - Eastern Parcel.....                      | 2-17   |
| 2-5a   | Vesting Tentative Map (Sheet 1 of 5).....                      | 2-19   |
| 2-5b   | Vesting Tentative Map – Western Parcel (Sheet 2 of 5).....     | 2-21   |
| 2-5c   | Vesting Tentative Map – Western Parcel (Sheet 3 of 5).....     | 2-23   |
| 2-5d   | Vesting Tentative Map – Eastern Parcel (Sheet 4 of 5).....     | 2-25   |
| 2-5e   | Vesting Tentative Map – Eastern Parcel (Sheet 5 of 5).....     | 2-27   |
| 2-6    | Conceptual Winery and Related Uses .....                       | 2-31   |
| 2-7    | Ferrini Ranch Road Access .....                                | 2-35   |
| 3.1-1a | Visual Sensitivity & Critical Viewsheds – Western Parcel ..... | 3.1-3  |
| 3.1-1b | Visual Sensitivity & Critical Viewsheds – Eastern Parcel ..... | 3.1-5  |
| 3.1-2  | Viewpoints Map .....   | 3.1-23 |
| 3.1-3  | Viewpoint #1-Existing Conditions and Visual Simulations .....  | 3.1-25 |
| 3.1-4  | Viewpoint #2-Existing Conditions and Visual Simulations .....  | 3.1-27 |
| 3.1-5  | Viewpoint #3-Existing Conditions and Visual Simulations .....  | 3.1-29 |
| 3.1-6  | Viewpoint #4-Existing Conditions and Visual Simulations .....  | 3.1-31 |
| 3.1-7  | Viewpoint #5-Existing Conditions and Visual Simulations .....  | 3.1-33 |
| 3.1-8  | Viewpoint #6-Existing Conditions and Visual Simulations .....  | 3.1-35 |
| 3.1-9  | Viewpoint #7-Existing Conditions and Visual Simulations .....  | 3.1-37 |
| 3.1-10 | Viewpoint #8-Existing Conditions and Visual Simulations .....  | 3.1-39 |
| 3.1-11 | Viewpoint #9-Existing Conditions and Visual Simulations .....  | 3.1-41 |
| 3.1-12 | Line of Sight Analysis of Parcel D .....                       | 3.1-51 |
| 3.1-13 | Applicant's Simulations - Viewpoint #2.....                    | 3.1-55 |
| 3.1-14 | Applicant's Simulations - Viewpoint #3.....                    | 3.1-57 |
| 3.1-15 | Applicant's Simulations - Viewpoint #7.....                    | 3.1-59 |
| 3.1-16 | Applicant's Simulations - Viewpoint #8.....                    | 3.1-61 |

## TABLE OF CONTENTS

---

|         |   |         |
|---------|---|---------|
| 3.1-17  | Applicant's Simulations - Viewpoint #9.....                   | 3.1-63  |
| 3.1-18  | Applicant's Simulations – Entrance Road (Eastbound).....      | 3.1-65  |
| 3.1-19  | Applicant's Simulations – Entrance Road (Westbound).....      | 3.1-67  |
| 3.3-1a  | Biological Communities- Western Parcel .....                  | 3.3-3   |
| 3.3-1b  | Biological Communities-Eastern Parcel .....                   | 3.3-5   |
| 3.3-2   | Riparian Area .....   | 3.3-9   |
| 3.3-3a  | Wetlands & Other Waters – Western Parcel.....                 | 3.3-11  |
| 3.3-3b  | Wetlands & Other Waters – Eastern Parcel.....                 | 3.3-13  |
| 3.5-1   | Regional Geology Map.....                                     | 3.5-3   |
| 3.5-2a  | Project Geologic Site Map – Western Parcel .....              | 3.5-5   |
| 3.5-2b  | Project Geologic Site Map – Eastern Parcel .....              | 3.5-7   |
| 3.5-3   | Regional Fault Map .....                                      | 3.5-11  |
| 3.5-4   | Soils Map .....   | 3.5-17  |
| 3.5-5a  | Slope Density Map – Western Parcel .....                      | 3.5-25  |
| 3.5-5b  | Slope Density Map – Eastern Parcel .....                      | 3.5-27  |
| 3.6-1   | Groundwater Basin Map.....                                    | 3.6-3   |
| 3.6-2a  | Geosyntec Study Area in Relationship to the Project Site..... | 3.6-5   |
| 3.6-2b  | Subareas of the Geosyntec Study Area .....                    | 3.6-7   |
| 3.6-3   | Geosyntec Study Area Groundwater Flow.....                    | 3.6-11  |
| 3.6-4   | Geosyntec Study Area Geologic Cross Sections.....             | 3.6-13  |
| 3.6-5a  | Historic Seawater Intrusion Map – 180-Foot Aquifer .....      | 3.6-19  |
| 3.6-5b  | Historic Seawater Intrusion Map – 400-Foot Aquifer .....      | 3.6-21  |
| 3.6-6   | Salinas Valley Water Project Zone 2C.....                     | 3.6-23  |
| 3.7-1   | U.S. Geologic Survey Watersheds within Monterey County .....  | 3.7-3   |
| 3.7-2a  | Flood Zone Boundary Map.....                                  | 3.7-7   |
| 3.7-2b  | Detailed Flood Zone Boundary Map .....                        | 3.7-9   |
| 3.7-3   | Drainage Watershed Map .....                                  | 3.7-19  |
| 3.8-1   | Fire Hazard Area .....  | 3.8-3   |
| 3.11-1a | Noise Contours – Western Parcel .....                         | 3.11-27 |
| 3.11-2b | Noise Contours - Western Parcel .....                         | 3.11-29 |
| 3.11-3c | Noise Contours – Eastern Parcel .....                         | 3.11-31 |

## TABLE OF CONTENTS

---

|         |   |         |
|---------|---|---------|
| 3.11-4d | Noise Contours – Eastern Parcel .....                     | 3.11-33 |
| 3.12-1  | Intersections .....                                       | 3.12-7  |
| 3.12-2  | Access Points .....                                       | 3.12-43 |
| 4-1a    | Alternative #3 – Western Parcel.....                      | 4-15    |
| 4-1b    | Alternative #3 – Eastern Parcel .....                     | 4-17    |
| 4-1c    | Alternative #3 – Version B .....                          | 4-19    |
| 4-1d    | Alternative #3 – Version B.....                           | 4-21    |
| 4-2a    | Alternative 4 Conceptual Site Plan – Western Parcel ..... | 4-33    |
| 4-2b    | Alternative 4 Conceptual Site Plan – Eastern Parcel.....  | 4-35    |

## LIST OF TABLES

|        |  |        |
|--------|--|--------|
| S-1    | Executive Summary .....  | S-3    |
| 2-1    | Project Summary .....  | 2-10   |
| 3.2-1  | Common Pollutant Sources and Adverse Affects .....   | 3.2-3  |
| 3.2-2  | Summary of Ambient Air Quality Data.....   | 3.2-4  |
| 3.2-3  | NCCAB Attainment Status Designations.....  | 3.2-5  |
| 3.2-4  | ARB's Recommendations on Siting New Sensitive Land Uses Near Air Pollutant Sources.....    | 3.2-7  |
| 3.2-5  | Summary of National and State Ambient Air Quality Standards .....                          | 3.2-10 |
| 3.2-6  | Short-Term Construction Generated Emissions (Unmitigated) .....                            | 3.2-18 |
| 3.2-7  | Short-Term Construction Generated PM <sub>10</sub> Emissions (Mitigated) .....             | 3.2-21 |
| 3.2-8  | Long-Term Operational Emissions.....   | 3.2-22 |
| 3.2-9  | Predicted Local Mobile Source Carbon Monoxide Concentrations: Background Plus Project..... | 3.2-23 |
| 3.2-10 | Predicted Local Mobile Source Carbon Monoxide Concentrations: Cumulative Plus Project..... | 3.2-23 |
| 3.3-1  | Potential Special-Status Wildlife Species .....  | 3.3-17 |
| 3.3-2  | Special-Status Species with Potential to Occur on the Project Site.....                    | 3.3-43 |
| 3.5-1  | Soil Properties and Characteristics .....  | 3.5-14 |
| 3.6-1  | 2005 Water Quality Data for the Wells.....   | 3.6-31 |
| 3.6-2  | Summary of Various Water Residential Consumption Rates.....                                | 3.6-33 |
| 3.6-3  | Estimated Gross Water Demand for the Proposed Project.....                                 | 3.6-35 |
| 3.6-4  | Water Balance.....   | 3.6-38 |

## TABLE OF CONTENTS

---

|         |   |         |
|---------|---|---------|
| 3.7-1   | Summary of Drainage Watersheds and Detention Requirements .....   | 3.7-18  |
| 3.9-1   | Monterey County General Plan (1982) Consistency Analysis.....   | 3.9-5   |
| 3.9-2   | Toro Area Plan (1983) Consistency Analysis .....  | 3.9-8   |
| 3.10-1  | Enrollment Data for Washington Union, Spreckels Union, and Salinas<br>Union High School Districts (School Year 2007-2008) ..... | 3.10-3  |
| 3.10-2  | 2005 Water Quality Report for Spreckels Area .....  | 3.10-22 |
| 3.10-3  | Estimated Wastewater Flow .....   | 3.10-25 |
| 3.11-1  | Common Noise Levels Descriptors .....   | 3.11-3  |
| 3.11-2  | Federal Interagency Committee on Noise Recommended Criteria for<br>Evaluation of Increase in Ambient Noise Levels .....         | 3.11-6  |
| 3.11-3  | Existing Ambient Noise Levels .....   | 3.11-10 |
| 3.11-4  | Existing Traffic Noise Levels .....   | 3.11-10 |
| 3.11-5  | 1982 County General Plan Land Use Compatibility for Noise Criteria .....  | 3.11-12 |
| 3.11-6  | Damage Potential to Buildings at Various Groundborne Vibration<br>Levels.....   | 3.11-13 |
| 3.11-7  | Annoyance Potential to People at Various Ground-borne Vibration<br>Levels.....  | 3.11-14 |
| 3.11-8  | Typical Construction Equipment Noise Levels.....  | 3.11-16 |
| 3.11-9  | Predicted Traffic Noise Levels Under Background Traffic Conditions.....   | 3.11-25 |
| 3.11-10 | Predicted Future Cumulative Traffic Noise Levels and Contours .....   | 3.11-35 |
| 3.11-11 | Representative Vibration Source Levels for Construction Equipment.....  | 3.11-40 |
| 3.12-1  | Level of Service Definitions .....  | 3.12-4  |
| 3.12-2  | Intersection and Roadway Segments Studied.....  | 3.12-5  |
| 3.12-3  | Intersection Level of Service for Existing Conditions .....   | 3.12-9  |
| 3.12-4  | Roadway Segment Level of Service for Existing Conditions.....   | 3.12-10 |
| 3.12-5  | Trip Generation for Approved Projects.....  | 3.12-17 |
| 3.12-6  | Intersection Level of Service for Background Conditions .....   | 3.12-20 |
| 3.12-7  | Roadway Segment Level of Service for Background Conditions .....  | 3.12-21 |
| 3.12-8  | Intersection Level of Service for Background Plus Project Conditions .....  | 3.12-31 |
| 3.12-9  | Summary of Intersection Thresholds of Significance Exceeded Under<br>Background Plus Project Conditions .....                   | 3.12-32 |
| 3.12-10 | Roadway Segment Level of Service for Background Plus Project<br>Conditions .....  | 3.12-35 |
| 3.12.11 | Summary of Roadway Segment Thresholds of Significance Exceeded<br>Under Background Plus Project Conditions.....                 | 3.12-36 |
| 3.12-12 | Trip Generation for Cumulative Project Conditions .....   | 3.12-49 |

## TABLE OF CONTENTS

---

|         |  |         |
|---------|--|---------|
| 3.12-13 | Intersection Level of Service for Cumulative Project Conditions .....              | 3.12-51 |
| 3.12-14 | Roadway Segment Level of Service for Cumulative Project Conditions ....            | 3.12-52 |
| 3.13-1  | Greenhouse Gases .....   | 3.13-2  |
| 3.13-2  | Global Warming Potential for Greenhouse Gases .....                                | 3.13-3  |
| 3.13-3  | Potential Statewide Impacts from Climate Change.....                               | 3.13-4  |
| 3.13-4  | Estimated Total CO <sub>2</sub> Stored and Sequestered within Existing Trees ..... | 3.13-6  |
| 3.13-5  | Short-term Construction Equipment Greenhouse Gas Emissions .....                   | 3.13-17 |
| 3.13-6  | Long-term Greenhouse Gas Emissions .....   | 3.13-18 |
| 3.13-7  | Estimated Reduction in CO <sub>2</sub> Sequestration Due to Tree Removal.....      | 3.13-19 |
| 3.13-8  | CO <sub>2</sub> Sequestration and Storage Upon Replanting of Trees .....           | 3.13-19 |
| 3.13-9  | Recommended Actions of Climate Change Scoping Plan .....                           | 3.13-20 |
| 3.13-10 | AB 32 Compliance .....   | 3.13-23 |
| 3.13-11 | Estimated Greenhouse Gas Emission Reductions – (Metric Tons per Year) .....        | 3.13-27 |
| 4-1     | Alternative 2 Potential Buildout .....   | 4-6     |
| 4-2     | Comparison of Project Alternatives to the Proposed Project.....                    | 4-42    |
| 5-1     | Cumulative Projects.....   | 5-3     |