

This section of the Draft Environmental Impact Report (Draft EIR; DEIR) provides a summary of the contents of the EIR and its findings, including project environmental analysis, impacts, mitigation measures, and resulting impact significance. For additional detail regarding specific issues, please consult the appropriate subsection of **Section 3.0, Environmental Setting, Impacts, and Mitigation Measures**.

### **S.1 PURPOSE AND SCOPE OF THE EIR**

This DEIR provides an analysis of the potential environmental effects associated with the approval of the Ferrini Ranch Subdivision.

The purpose of an EIR is to identify the significant effect on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided (CEQA Guidelines 21002.1(a)).

The lead agency (County of Monterey) shall focus the discussion in the DEIR on those potential effects on the environment resulting from a proposed project that the lead agency has determined are or may be significant. Based in part on the results of public input generated during the Notice of Preparation response period for the project, **Section 3.0, Environmental Setting, Impacts, and Mitigation Measures**, of the DEIR focuses upon aesthetics/visual resources; air quality; biological resources; cultural resources; geology, geotechnical, minerals, and soils; groundwater resources and hydrogeology; surface water hydrology and water quality; land use, population, and housing; public services and utilities; noise; and transportation and circulation.

### **S.2 PROJECT CHARACTERISTICS**

The County intends to reclassify the entire project site with a zoning designation of Low Density Residential, 2.5 acres per dwelling unit with Visual Sensitivity and Design Control overlays to the portions of the project site that currently have no zoning, consistent with the General Plan Land Use Map as part of the 2010 General Plan Implementation. In addition, the project applicant, Domain Corporation (formerly doing business as Bollenbacher & Kelton, Inc. and hereinafter “project applicant”), has submitted applications for a Combined Development Permit (PLN040758) for a Vesting Tentative Map (Standard Subdivision); a General Plan Amendment to amend the designation of 34.7 acres (proposed Parcel D) from Low Density Residential 1–5 Acres/Unit to Agricultural Industrial; zoning reclassification of approximately 34.7 acres (proposed Parcel D) from the LDR/2.5-VS (Low Density Residential, 2.5 Acres/Unit with Visual Sensitivity overlay) zoning district to the AI-VS (Agricultural Industrial with Visual Sensitivity overlay) zoning district; a Use Permit for removal of approximately 921 protected oak trees (or 14 acres of oak woodland); and a Use Permit for development (roadways and driveways, no homesites) in areas with slopes greater than 30 percent. **Subsection 2.5, Requested Actions and**

**Required Approvals**, of this EIR lists the requested actions and required approvals for the proposed project.

The proposed project consists of subdividing nine parcels totaling approximately 870 acres into 146 clustered market-rate single-family residential lots on approximately 178 acres, 43 inclusionary housing units and 23 clustered market-rate single-family lots (averaging 5,000 square feet) on approximately 13 acres, agricultural industrial uses on approximately 35 acres, and roadway improvements on approximately 43 acres, with approximately 600 remaining acres of open space. The proposed project would involve grading of approximately 92 acres of earth area in phases over multiple years (240,390 cubic yards of cut and 225,310 cubic yards of fill). A maximum of 921 coast live oak trees (*Quercus agrifolia*) would be removed.

### S.3 PROJECT ALTERNATIVES CONSIDERED

CEQA Guidelines Section 15126.6(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the No Project/No Development Alternative, the EIR shall also identify an environmentally superior alternative among other alternatives. In this case, Alternative 3 (Version A or Version B) represents the environmentally superior alternative because, as determined from the analysis provided in **Section 4.0, Alternatives**, several areas of impact would be avoided or lessened in terms of degree of impact. **Table 4-2, Comparison of Project Alternatives to the Proposed Project**, compares each considered alternative with the proposed project.

#### SUMMARY OF ENVIRONMENTAL IMPACTS

**Table S-1, Executive Summary**, presents a summary of project impacts and proposed mitigation measures that would reduce, minimize, or avoid potential impacts. In the table, the level of significance of each environmental impact is indicated after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to topical environmental analysis in **Section 3.0, Environmental Setting, Impacts, and Mitigation Measures**, of this DEIR.

**TABLE S-1**  
**EXECUTIVE SUMMARY OF PROJECT AND CUMULATIVE IMPACTS**

POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
AESTHETICS AND VISUAL RESOURCES			
<p><b>Impact 3.1-1</b> Implementation of the project will result in the creation of residential lots and construction of homes and roadway improvements in areas designated as critical viewshed and areas of visual sensitivity, as defined by Monterey County resources maps and the Toro Area Plan.</p>	<p>Potentially Significant</p>	<p><b>MM 3.1-1a</b> Prior to final map approval, the project applicant shall reconfigure the lot and development pattern to relocate building sites for residential lots outside of the critical viewshed areas and 100-foot scenic roadway setback. Buildings on lots where building sites cannot be fully located outside the critical viewshed must not be visible from scenic roadways (SR 68, River Road, or San Benancio Road).</p> <p><b>MM 3.1-1b</b> Prior to final map approval, the project applicant shall identify all open space parcels (Parcels A, B, and C) as scenic and conservation easements, subject to specific uses and conditions as defined by the Monterey County Planning Department. Easements shall be recorded in deed and title upon final map approval. In addition to all provisions and development restrictions set forth by Monterey County for scenic and conservation easements, final maps and recorded easements shall also include specific requirements and allowances for easement maintenance and rural fire protection, continued grazing and grazing operations, protection of habitat and sensitive resource areas specifically set aside as mitigation, fencing and public access, and provision and maintenance of necessary infrastructure improvements (trails, drainage facilities, detention basins, and similar).</p> <p><b>MM 3.1-1c</b> Upon final map approval, the Monterey County Planning Department shall apply a B-6 overlay to the entire property and proposed subdivision. Implementation of the B-6 overlay would prohibit future subdivision of the project site.</p>	<p>Less than Significant for structures</p> <p>Significant and Unavoidable for roadway improvements</p>

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		Although the above mitigation measures and existing zoning requirements will serve to reduce impacts to areas to visual sensitivity and critical viewsheds to the greatest degree possible, development of the project will require construction of improvements (i.e., roadways) within the critical viewshed and 100-foot setback that cannot be fully mitigated or avoided consistent with County visual protection policies for newly created parcels. Residential development (structures) in critical viewshed and visually sensitive areas can be fully mitigated through a combination of mitigation measures and existing zoning requirements. However, roadway improvements within the 100-foot setback would remain significant and unavoidable unless the main access road was to be relocated through design changes or through selection of an alternative.	
<b>Impact 3.1-2</b> Implementation of the proposed project would result in permanent alteration of site conditions that may be viewed from Laureles Grade Road, BLM Lands (Fort Ord Public Lands), and Toro County Park.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.1-3</b> Implementation of the proposed project would result in permanent site alterations that may affect individual scenic resources on the site, including trees, landforms, and structures affiliated with the Ferrini Ranch Complex.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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<p><b>Impact 3.1-4</b> Implementation of the proposed project would result in permanent site alterations that may affect a state- and/or county-designated scenic route.</p>	<p>Significant</p>	<p>The significant impact of visual alterations within the State Route 68 scenic corridor and locally designated scenic roads are remedied by mitigation measures previously identified. Implementation of mitigation measure <b>MM 3.1-1a</b> and existing zoning requirements will mitigate most effects of development along the corridor to a less than significant level by enforcing Monterey County visual protection standards and requiring implementation of specific visual screening and landscaping standards, thereby minimizing the visual effect that development will have within the scenic corridor. Impacts to physical changes at the San Benancio Road access point will also be mitigated to a less than significant level by these measures, where improvements are regulated but not necessarily prohibited.</p> <p>Similar to the findings under Critical Viewsheds, improvements necessary for construction of Ferrini Ranch Road, within 100 feet of the State designated scenic corridor, will also remain significant and unavoidable if unable to be relocated.</p>	<p>Significant and Unavoidable</p>
<p><b>Impact 3.1-5</b> Implementation of the proposed project would result in permanent alteration of site conditions, including development on slopes greater than 30 percent, which may degrade the visual character of the site.</p>	<p>Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

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<p><b>Impact 3.1-6</b> Implementation of the proposed project would result in permanent alteration of site conditions that introduce development on Lots #45 through #47 that may create a ridgeline silhouette when viewed from the BLM public land (Viewpoint #8). Development on Parcel D may also result in significant ridgeline impacts as seen from certain segments of State Route 68.</p>	<p>Potentially Significant</p>	<p><b>MM 3.1-6</b> Prior to approval of final improvement plans for development on Parcel D, the project applicant shall demonstrate that project visibility on Parcel D is fully screened from State Route 68. The applicant shall modify the site plan and improvement plans to relocate structures, reduce the development footprint of the proposed buildings, and move structures further back from ridgelines in order to screen visibility and minimize the size of the berm. To verify the effectiveness of site plan changes, the applicant shall supply a revised visual analysis that accurately depicts viewpoints originating from 4 feet above the pavement (driver eye level) of the right shoulder of eastbound State Route 68, the height of berm, and building finished floor elevations, heights, and location. The project's visual impact at this location will be considered fully mitigated if the building rooflines or other "development" are demonstrated to not create a silhouette as viewed from State Route 68.</p>	<p>Less than Significant</p>
<p><b>Impact 3.1-7</b> The proposed project would introduce new sources of lighting that could adversely affect the existing visual resources in the area.</p>	<p>Potentially Significant</p>	<p>As a standard condition of approval, Monterey County Planning Department requires project applicants to submit a detailed site lighting plan that indicates the location and type of lighting that will be used at the project site or individually. All external lighting shall be indicated on project improvement plans, subject to review and approval by the County of Monterey. This review process would ensure that all lighting proposed on the project is consistent with Policy 26.1.20 of the Monterey County General Plan and Policy 26.1.20.1 of the Toro Area Plan.</p>	<p>Less than Significant</p>

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<p><b>Impact 3.1-8</b> The proposed project, in combination with cumulative development projects, would add to the gradual urbanization of the project site and vicinity, resulting in a visual change in this rural setting. However, policies in the <i>Monterey County General Plan</i> and the <i>Toro Area Plan</i> would limit development in the vicinity of the project site and impose strict design guidelines to ensure limited impact of visual character</p>	<p>Less Than Significant Cumulative</p>	<p>Policies in the <i>Monterey County General Plan</i> and the <i>Toro Area Plan</i> and mitigation measures <b>MM 3.1-1a</b> through <b>MM 3.1-1c</b>, and <b>MM 3.1-6</b> would limit development in the vicinity of the project site and impose strict design guidelines to ensure limited impact of visual character.</p>	<p>Less than Significant Cumulative</p>
<p>AIR QUALITY</p>			
<p><b>Impact 3.2-1</b> Construction activities associated with implementation of the proposed project would generate temporary emission of criteria pollutants that could exceed MBUAPCD significance thresholds.</p>	<p>Potentially Significant Short-Term</p>	<p><b>MM 3.2-1</b> Prior to issuance of building permits for on-site and off-site improvements, Monterey County RMA - Planning Department shall require that the project applicant implements Best-Available Control Measures (BACM) during site preparation and construction of proposed land uses. Prior to approval of building permits, a construction emissions reduction plan (CERP) shall be prepared and submitted to MBUAPCD for endorsement. Implementation of the CERP will reduce construction-generated fugitive and mobile-source emissions as shown in Table 3.2-7. The MBUAPCD shall be consulted to identify the specific measures to be implemented to minimize impacts to nearby sensitive receptors. Measures to be included in the CERP prepared for this project, as currently recommended by the MBUAPCD, include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;</li> <li>• Prohibit all grading activities during periods of high wind (over 15 mph);</li> </ul>	<p>Less than Significant</p>

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		<ul style="list-style-type: none"> <li>• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas;</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</li> <li>• Replant vegetation in disturbed areas as quickly as possible.</li> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc.</li> <li>• Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.</li> <li>• Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>• Limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading). Limits on maximum daily area to be graded may be increased if dispersion modeling demonstrates that localized concentrations at nearby sensitive land uses would not exceed applicable ambient air quality standards. If performed, dispersion modeling shall be conducted in accordance with MBUAPCD recommendations and included in the CERP to be endorsed by the MBUAPCD.</li> </ul>	



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		<ul style="list-style-type: none"> <li>• Diesel equipment used onsite should be year 2003, or newer; or, retrofitted with DPM-emission control technology (e.g., diesel-particulate filter); or, use alternative fuels (e.g., biodiesel). For equipment retrofitted to operate with diesel-exhaust emissions control technology, the CERP shall include verification of installation or presence of these devices for review by the MBUAPCD.</li> <li>• Construction equipment shall not be left idling for periods longer than 5 minutes when not in use.</li> <li>• Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).</li> </ul>	
<p><b>Impact 3.2-2</b> Operational emissions associated with buildout of the proposed project would result in emission of criteria air pollutants that may exceed MBUAPCD's thresholds of significance. However, the predicted long-term direct and indirect operational emissions of ROG, NOX, PM<sub>10</sub>, SOX and CO would not exceed MBUAPCD significance thresholds.</p>	<p style="text-align: center;">Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p style="text-align: center;">Less than Significant</p>

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<b>Impact 3.2-3</b> The proposed project will increase traffic in the area where unacceptable levels of service exist at nearby signalized intersections along State Route 68, which could contribute CO emissions that may exceed applicable air quality standards. However, based on the modeling conducted, predicted maximum 1-hour and 8-hour CO concentrations would not exceed the more stringent CAAQS.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.2-4</b> The proposed project could result in the increased exposure of sensitive receptor to odor sources. However, the proposed project would not result in the installation of any major odor emission sources and no major sources of odors have been identified in the project vicinity.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.2-5</b> The proposed project would increase traffic along State Route 68, which may result in the generation of TACs, including diesel-exhaust PM emissions. Exposure to TACs, particularly mobile source TACs, may exceed MBUAPCD significance thresholds. However, the proposed project would not result in the installation of any major stationary sources of TACs and no major sources of TACs have been identified in the project vicinity.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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<p><b>Impact 3.2-6</b> Development of the proposed project combined with other reasonably foreseeable project in the project vicinity, would contribute to increased air quality emission within NCCAB, which may result in the generation of emissions that would be inconsistent with the Monterey Bay Region Air Quality Management Plan. However, the Association of Monterey Bay Area Governments (AMBAG) made an evaluation of emission forecasts based on population projection and determined that the proposed project is consistent with the Monterey Bay Region Air Quality Management Plan.</p>	<p>Less Than Significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>
<p><b>Impact 3.2-7</b> Development of the proposed project combined with other reasonably foreseeable project in the project vicinity, would contribute to increased local air quality emissions. However, implementation of the proposed project would not result in the long-term operation of any major stationary sources of odors or TACs and no major existing sources of emissions were identified in the project vicinity. In addition, increases in mobile-source emissions would not result in a significant contribution to either near-term or future cumulative localized concentrations of CO that would exceed applicable standards.</p>	<p>Less Than Significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

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BIOLOGICAL RESOURCES			
<p><b>Impact 3.3-1</b> Implementation of the proposed project would result in temporary disturbance and direct impact on two special status plant species: Congdon's tarplant (<i>Centromadia = Hemizonia parryi ssp. Condonii</i>), and Pacific Grove clover (<i>Trifolium tridentatum var. polyodon, syn. Trifolium polyodon</i>) due to alteration of the project site in the area of Lots #29, 30, #65, #81, #82, #83, #105, #113, and #114; and in roadway development areas near Lots #29, #30, #65, #81, #82, and #83.</p>	Significant	<p><b>MM 3.3-1</b> Prior to grading activities on or near Lots #29, 30, #65, #81, #82, #83, #105, #113, and #114; and in roadway development areas near Lots #29, #30, #65, #81, #82, and #83, the grading areas shall be surveyed by a qualified biologist to document the presence and distribution of Congdon's Tarplant (<i>Centromadia = Hemizonia parryi ssp. Condonii</i>), and Pacific Grove clover (<i>Trifolium tridentatum var. polyodon, syn. Trifolium polyodon</i>). If special status species are identified within or near these construction areas as proposed, the following mitigation and management steps shall be taken to reduce the loss of individual plants, avoid disturbance or removal of special status plant species, and create additional habitat:</p> <ol style="list-style-type: none"> <li>1) The site plan shall be modified, to the extent feasible with other site and engineering constraints, to relocate improvements in order to avoid special-status plants and to include the plant populations within open space easements.</li> <li>2) Plants maintained within open space areas shall be protected during construction by construction fencing, providing a minimum 50 foot buffer from areas of disturbance.</li> <li>3) Signage shall be provided identifying areas of protected plants, to inform construction personnel and recreationalists as to the presence of protected plants and the importance of preservation.</li> <li>4) For impacts to Pacific Grove clover that cannot be avoided due to engineering and site constraints, the project applicant shall restore or create suitable habitat for Pacific Grover clover for long-term management, in an amount at least equal to the</li> </ol>	Less than Significant

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		<p>clover population area disturbed or impacted.</p> <p>5) For impacts to Congdon’s tarplant populations that cannot be avoided due to engineering and site constraints, the applicant shall identify an area of grassland in the southern portion of the eastern parcel as Congdon’s tarplant habitat, for long term management, in an amount equal to or greater than the population area disturbed or impacted. Congdon’s tarplant populations shall be created by collecting seed from existing plants or soil from the existing populations prior to disturbance. The annual grassland habitat shall be seeded or covered with harvested soil.</p> <p>6) The applicant shall prepare a rare plant management plan as part of the project’s Open Space Management Plan. The rare plant management plan shall detail plant success criteria through annual monitoring and remedial action, weed control, fuel management restrictions, grazing management and maintenance methods for both rare plant species. The rare plant management plan and ongoing monitoring effort shall remain in effect for a period of five (5) years. Annually monitoring reports shall be submitted to the County of Monterey and CDFG. The Open Space Management Plan, including the rare plant management plan, shall be subject to review and approval by Monterey County RMA as part of the project’s condition compliance.</p>	
<p><b>Impact 3.3-2</b> Implementation of the proposed project would result in temporary disturbance and permanent alteration of the project site which contains California Tiger Salamander (CTS), a federally and state listed threatened species. Direct and indirect impacts to CTS and its habitat would constitute an incidental “take” under state and</p>	<p>Significant</p>	<p><b>MM 3.3-2a</b> Prior to issuance of any grading permit or permanent ground disturbance on Lots #81 through #85 and #92 through #136; Ferrini Ranch Road and Roads F, G, H, I, and J; any detention ponds on the western parcel; and the booster pump near the emergency access road, the County of Monterey shall require that the project applicant consult with a qualified biologist (approved by the U.S. Fish and Wildlife</p>	<p>Less than Significant</p>

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federal environmental protection law.		<p>Service and California Department of Fish and Game) to prepare and implement a Biological Assessment for California tiger salamander meeting state and federal permit requirements for incidental take. The habitat impact assessment shall clearly identify, qualify, and quantify California tiger salamander upland and breeding habitat on the project site that will be directly and indirectly impacted by the proposed project. The habitat impact assessment shall include the following mitigation and management steps to reduce the loss of individual special-status species, avoid disturbance or removal of special-status habitat, create additional habitat as necessary, and avoid invasion of non-native species:</p> <ol style="list-style-type: none"> <li>1) The site plan shall be modified to the extent feasible in light of other engineering and site constraints to relocate improvements in order to avoid a direct take of California tiger salamander species or their habitat and to include the special-status habitat within open space easements. Pond 18 shall either be fully avoided by design or shall be designed to maintain pre-project habitat values and water quality in perpetuity if used for stormwater detention.</li> <li>2) Pond 18 and the immediate area adjacent to the Pond, with the exception of an access road in potential aestivation habitat shall be maintained within open space easements and protected during construction by construction (temporary exclusion) fencing and by providing an appropriate buffer (to be determined by a qualified biologist) from areas of disturbance. Specifically, an open space easement shall be established in the upland areas around Pond 18 to preserve the area as habitat.</li> <li>3) Construction best management practices (BMPs) shall be implemented for work near Harper Creek, including working in the dry season, keeping heavy equipment out of the streambed,</li> </ol>	

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		<p>refueling and maintaining equipment outside the floodplain, stockpiling soils outside the floodplain, tree removal only as necessary to complete improvements, hydromulch and straw bales to be installed prior to October 15, and other measures as identified by the U.S. Army Corps of Engineers.</p> <p>4) The project will employ barrier fences incorporated into lot fences and/or a closed curb system around proposed lots and roads immediately adjacent to the open space surrounding Pond 18 to prevent amphibians from accessing the road system while still allowing for dispersal. The project's main access roads immediately adjacent to the open space surrounding Pond 18 will be made permeable for as dispersal through the use of undercrossings combined with vertical curbs and/or fences.</p> <p>5) All sources of trash that may attract predators of California tiger salamanders shall be properly contained at each residence. Any sources of trash associated with construction shall also be contained and removed from the project site. No pets shall be permitted within Pond 18 and any other designated CTS breeding areas.</p> <p>6) Signage shall be provided identifying areas of protected habitat to inform construction personnel and recreationalists as to the presence of protected species, its habitat, and the importance of preservation.</p> <p>7) High intensity lighting shall be avoided within or adjacent to designated CTS breeding or aestivation habitat. Downcast lighting with cutoffs and minimal spill shall be used for outdoor areas to avoid negative effects to CTS.</p> <p>8) All construction personnel shall receive training session, conducted by a qualified biologist (approved by the U.S. Fish and Wildlife Service and California Department of Fish and Game), that describes the California tiger salamander and its</p>	

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		<p>habitat, the specific measures that are being implemented to conserve the species and habitat, and the boundaries of the area of permitted disturbance.</p> <p>9) The project applicant shall provide all new residents with pamphlets explaining the importance of maintaining control of pets and avoiding sensitive habitat areas. Fencing shall be placed around Pond 18 in order to prevent impacts to CTS from people and pets.</p> <p>10)The project applicant shall contract with a qualified biologist (U.S. Fish and Wildlife Service and California Department of Fish and Game approved) to prepare and implement a salvage plan prior to and during construction activities to minimize disturbance and take of California tiger salamanders. The salvage plan shall be submitted to the U.S. Fish and Wildlife Service and California Department of Fish and Game for review and approval.. A final report of the project applicant's compliance with the salvage plan shall be submitted to the County within 90 days of the completion of all planned development on the project site.</p> <p><b>MM 3.3-2b</b> Prior to directly or indirectly impacting any protected California tiger salamander habitat identified in the habitat impact assessment prepared pursuant to implementation of mitigation measure <b>MM 3.3-2a</b>, compensatory mitigation land providing similar or better habitat for California tiger salamanders shall be allocated either through a mitigation bank, through the dedication of land (open space easements) on the project site (including the creation of replacement habitat as necessary) or at a qualifying off-site location. Currently, there are no mitigation banks for California tiger salamanders within the vicinity of the project site. However, should one become available, the project applicant may choose to purchase appropriate credits as approved by the U.S. Fish and Wildlife</p>	



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		<p>Service and California Department of Fish and Game to offset the loss of any California tiger salamander habitat. The amount of mitigation credits/land required would be determined by the U.S. Fish and Wildlife Service and California Department of Fish and Game. However, temporary impacts are usually mitigated at a 1:1 ratio of preserved habitat acreage to impacted acreage and permanent direct impacts are usually mitigated at a 2:1 ratio of preserved habitat acreage to impacted acreage. Creation of additional breeding habitat (breeding pond) is recommended to promote long term success of the local population of CTS.</p> <p>If no mitigation bank is available, the County of Monterey shall require that the applicant establish habitat mitigation (on-site or off-site) of at least equal value as the area impacted at a ratio determined by the U.S. Fish and Wildlife Service and California Department of Fish and Game. The applicant would be required to contract with a qualified biologist to prepare and implement a long-term management, operations, and monitoring plan in order to establish the success criteria and management requirements for the mitigation area. Breeding success of mitigation land may be achieved through natural dispersal means; however, it may also necessitate inoculation with native California tiger salamanders relocated from the existing breeding site. The mitigation area shall be preserved and protected within open space placed in a conservation easement, with a mechanism recorded in deed to provide funding for protection and management in perpetuity.</p> <p><b>MM 3.3-2c</b> Prior to construction of any storm water detention basins or other water features on the project site (other than mitigation land), the County of Monterey shall require that the applicant design detention basins to drain rapidly after a storm event so that these water features minimize attracting breeding</p>	

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		of non-native California tiger salamanders and other invasive species, such as bullfrogs. Proposed storm water design features and strategies shall be subject to review and approval by the U.S. Fish and Wildlife Service and California Department of Fish and Game in addition to the MCWRA. Storm water system design shall be part of an approved storm water pollution prevention program (SWPPP).	
<p><b>Impact 3.3-3</b> Implementation of the proposed project would result in temporary disturbance and direct alteration of the project site, which potentially provide foraging, hibernating, reproduction (breeding, rearing), nesting, and roosting opportunities for special status animal species. Specific impacts to nesting special status bird species are discussed in <b>Impact 3.3-6</b>.</p>	Potentially Significant	<p><b>MM 3.3-3a</b> Prior to removal or disturbance of oak trees, the project applicant shall contract with a qualified biologist to conduct pre-construction surveys for potential bat roost sites within 100 feet of the area of site disturbance. Pre-construction surveys shall occur during the time when bats would be expected to be present and active (i.e., early April) in order to determine whether or not roosting bats are present. If no evidence exists that bats are roosting, then no further action is required. Any and all survey results shall be submitted to Monterey County Planning Department to assess and verify condition compliance. If roosting bats are determined to be present, the following mitigation measure shall be implemented:</p> <ol style="list-style-type: none"> <li>1) Roosting sites maintained within open space areas shall be protected during construction by construction fencing, providing a minimum 100-foot buffer from areas of disturbance.</li> <li>2) Signage shall be provided identifying areas of protected habitat to inform construction personnel and recreationalists as to the presence of protected species and habitat and the importance of preservation.</li> </ol> <p><b>MM 3.3-3b</b> Prior to removal or disturbance of riparian and grassland habitat on the project site, the project applicant shall contract with a qualified biologist to conduct pre-construction surveys for the presence of the following special-status mammal</p>	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>species and their nesting sites: the Monterey dusky-footed woodrat (and their nests) and American badger (and their dens). Pre-construction surveys shall occur during the time when these species would be expected to be present. If no evidence exists that either species is present, then no further action is required. If species or nests/dens are determined to be present, the following mitigation steps shall be taken.</p> <p>1) Nesting habitat area maintained within open space areas shall be protected during construction by construction fencing, providing a minimum 100-foot buffer from areas of disturbance.</p> <p>2) For impacts to nesting habitat for Monterey dusky-footed woodrat that cannot be avoided due to engineering and site constraints, the project applicant shall contract with a qualified biologist to dismantle the nests prior to construction to assure that no animals are taken during construction.</p> <p>3) For impacts to natal habitat for the American badger, temporary protective buffers shall be established by a qualified biologist to avoid direct take of this mammal species.</p> <p>All survey results and recommendations shall be submitted to Monterey County to assess and verify condition compliance.</p>	
<p><b>Impact 3.3-4</b> Implementation of the proposed project would result in the construction of buildings, roads and other facilities that would in turn result in the loss of riparian and wetland habitat.</p>	<p>Significant</p>	<p><b>MM 3.3-4a</b> Existing riparian habitat areas shall be avoided and protected where feasible. The following performance-based mitigation and management steps shall be taken to avoid disturbance or removal of habitat and associated special-status species (plant and animal) and to create or restore additional habitat if necessary:</p> <p>1) The site plan or final improvement plans shall be modified to relocate Lots #1 through #15 and associated improvements in order to avoid riparian habitat and to include the riparian habitat within open space easements. Any plan modifications are subject to review and approval by Monterey County</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>Planning Department.</p> <p>2) During construction avoided riparian habitat shall be protected using construction fencing, providing a minimum 100-foot buffer from areas of disturbance where feasible. No construction activity shall be allowed beyond exclusionary fence lines, and the exclusionary fences are to be monitored on a daily basis while work is being performed adjacent to these resources.</p> <p>3) Signage shall be provided identifying protected areas to inform construction personnel and recreationalists as to the presence of the protected habitat and the importance of preservation.</p> <p>4) Impacted habitat shall be replaced through restoration activities or mitigation bank credit purchase so that there will be no net-loss of riparian habitat. Should mitigation consist of restoration, a Riparian Mitigation and Monitoring Plan shall be prepared, submitted to the County for review, and implemented during construction.</p> <p><b>MM 3.3-4b</b> Prior approval of final improvement plans on or near Lots #91 through #93, Lots #104 through #107, Ferrini Ranch Road at the north end of Parcel A, Lots # 138, 141, 142 and the roadway between Lots #29 and #31, the grading areas shall be re-surveyed by a qualified biologist to document and confirm the area of disturbance to wetland habitat. Where wetlands or wetland habitat would be disturbed by construction activities, the following performance-based mitigation and management steps shall be taken to reduce the loss of wetland habitat, avoid disturbance or removal of associated special status species (plant and animal), and create additional habitat:</p> <p>1) Where feasible, the site plan/improvement plans shall be modified to relocate individual lots or improvements in order to</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>avoid wetland habitat and to include the wetland habitat within open space easements. Any plan modifications are subject to review and approval by Monterey County Planning Department.</p> <p>2) Existing wetland habitat shall be restored, maintained, and protected within open space areas and placed under conservation easements in perpetuity.</p> <p>3) For impacts to non-jurisdictional wetland habitat that cannot be avoided due to engineering and site constraints, the project applicant shall identify an area of the project site as created wetland habitat, for long-term management, in an amount at least equal to the area disturbed or impacted resulting in “no net loss” of wetland area. . The project applicant shall contract with a qualified biologist to prepare a Wetland Mitigation and Management Plan in accordance with the requirements of the Regional Water Quality Control Board. The Wetland Mitigation and Management Plan shall include the following:</p> <ul style="list-style-type: none"> <li>• Target areas for creation/restoration.</li> <li>• A complete biological evaluation of the existing resources on the target areas.</li> <li>• Specific creation and/or restoration plans for each target area.</li> <li>• Performance standards for success that will illustrate that the compensation ratios are met.</li> <li>• A monitoring plan including schedule and annual report format.</li> <li>• Detailed management measurements.</li> </ul> <p>The project applicant shall submit the Wetland Mitigation and Management Plan to the County Planning Department for approval prior to engaging in mitigation activities (including mitigation land acquisition). The land utilized to satisfy this mitigation measure shall be protected through a fee title or</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>conservation easement in perpetuity. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title and establishment of a maintenance plan for mitigation areas. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the Wetland Mitigation and Management Plan are consistently met for five consecutive years.</p> <p>4) During construction, protective construction fencing shall be used, providing a minimum 100-foot buffer from areas of disturbance. No construction activity shall be allowed beyond exclusionary fence lines, and the exclusionary fences are to be monitored on a daily basis while work is being performed adjacent to these resources. If any soils or materials enter the riparian or wetland habitats, all construction shall be halted until the County is consulted. Construction shall re-commence upon authorization.</p> <p>5) Signage shall be provided identifying protected areas to inform construction personnel and recreationalists as to the presence of the protected habitat and the importance of preservation.</p>	
<p><b>Impact 3.3-5</b> Implementation of the proposed project would result in construction activities in the vicinity of approximately 2,099 linear feet (0.17 acres) of perennial waters that are considered waters of the U.S. under Section 404 of the Clean Water Act, which are subject to permit approval from the U.S. Army Corps of Engineers. The pedestrian bridge over Harper Creek will result in fill to waters of the U.S.</p>	<p>Significant</p>	<p><b>MM 3.3-5</b> The project applicant shall ensure that the project will result in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits.</p> <p>Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>activities; these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants; and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.</p> <p>Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.</p>	
<p><b>Impact 3.3-6</b> Implementation of the proposed project would result in permanent alteration of site conditions that may result in the loss of coast live oak woodland habitat and in the removal of a maximum of 921 coast live oak trees from the project site.</p>	<p>Significant</p>	<p><b>MM 3.3-6a</b> Prior to issuance of grading permits, improvement plans shall be reviewed by a certified arborist and County planning staff. Plans shall be field verified and modified as feasible and practicable considering engineering constraints, to preserve as many healthy trees as possible and to minimize impacts on trees to be retained. Design and construction recommendations provided in the Forest Management Plan and Supplemental Forester’s Report, prepared by Staub Forestry and Environmental Consulting in September 2006 and March 2010, respectively, shall be implemented during the final design of the roadways, trails, utilities, and individual building envelopes. Tree removal and replacement plans shall be prepared by a qualified professional forester or arborist and shall be subject to review and approval by the County of Monterey Planning Department. The Monterey Agricultural Commissioner’s Office shall be contacted prior to removing any oak tree in order to comply with current Sudden Oak Death</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>quarantine requirements.</p> <p>The tree removal and replacement plan shall address removal of trees within any acre of land with a 5-inch dbh or greater native oak species consistent with Section 21083.4(b) of the Public Resources Code. The mitigation measures required by the County of Monterey include the following:</p> <p>(1) Re-plant on-site an appropriate number of trees for 50% of the direct impact at a 1:1 ratio (approximately 460 trees). Maintenance and monitoring of plantings shall be kept in place by the applicant and/or Property Owners Association (POA) for seven years. Replanting as required by this measure may be used to restore former oak woodlands, and replanting shall be located in areas that will not be compromised by excessive tree density.</p> <p>(2) The project applicant shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. This measure shall apply to the remaining 50% of impact, equivalent to approximately 7 acres of oak woodland removal.</p> <p>All protected coast live oak (<i>Quercus agrifolia</i>) trees with diameters at breast height less than 24-inches that are proposed for removal shall be replaced on a 1:1 basis in accordance with Section 21.64.260 of the <i>Monterey County Zoning Ordinance</i>. Frequently, replanting at a 3:1 ratio is recommended in order to achieve successful replacement ratio of 1:1. However, grassland habitat on the project site is considered to be at least as ecologically valuable as the oak woodland habitats. Therefore, replanting of coast live oaks (<i>Quercus agrifolia</i>) at a</p>	



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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>1:1 ratio is recommended on the project site in order to ensure there is no excessive loss of grassland habitat.</p> <p>Tree replacement shall be the same species as removed and should be local native stock. Existing volunteer seedlings on the project site may be transplanted to provide suitable replacement planting stock of known local origin. If replanting stock is not transplanted from on-site sources, the replanting stock shall be grown from local native seed stock in sizes no greater than 5 gallons, with one gallon, D40 Treepot size or smaller are preferred to ensure the highest replanting success rate. Trees removed shall be replanted on the same lot(s) outside areas subject to development. Trees removed due to infrastructure improvements (i.e. roadways) shall be replanted on designated open space parcels or easements.</p> <p><b>MM 3.3-6b</b> Prior to commencement of construction activities, protective fencing shall be erected along the driplines of each protected tree or group of trees to be preserved. No construction activities or storage of equipment or construction materials shall occur within the protective fence line. No soil may be removed from and no fill of additional soil exceeding two inches shall occur within dripline or against the base of any tree, unless it is part of approved construction and approved on the improvement plans.</p>	
<p><b>Impact 3.3-7</b> Implementation of the proposed project would result in temporary and direct disturbance to nesting raptors, and migratory birds.</p>	<p>Potentially Significant</p>	<p><b>MM 3.3-7</b> The project applicant shall conduct all construction or tree removal outside the active nesting seasons (typically February 1 through August 31) to the extent feasible and practicable. In areas where construction will occur during the active nesting season, the project applicant shall retain a qualified biologist to conduct a focused survey for the presence or absence of burrowing owls and active nests of raptors and migratory birds within and in the vicinity of the construction</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>area. Surveys shall be conducted no more than 30 days prior to ground disturbance and provided to Monterey County Planning Department for verification of condition compliance.</p> <p>If burrowing owls or active nests are located during preconstruction surveys, the following mitigation steps shall be taken:</p> <ol style="list-style-type: none"> <li>1) During construction, exclusion fencing shall be maintained, providing a minimum 300-foot buffer from areas where burrowing owls have been identified. For construction activities proposed near active nests of other migratory birds, buffer/exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around the nest) shall be established or the construction schedule altered. The buffer zones shall remain in place until the nests are abandoned or the biologist deems disturbance potential to be minimal. No action is necessary if construction will occur during the non-breeding season (between August 1 and November 1).</li> <li>2) Signage shall be provided identifying areas of buffers to inform construction personnel and recreationalists as to the presence of protected species and habitat and the importance of preservation.</li> <li>3) For impacts to burrowing owls that cannot be avoided due to engineering and site constraints, the project applicant shall contract with a qualified biologist to relocate the owls through the use of one-way doors over burrows as approved by the CDFG during the non-nesting season (March through August). For active nests that cannot be avoided, the USFWS and/or CDFG (as appropriate) shall be notified regarding the status of the nests and agency recommendations regarding nest avoidance measures implemented.</li> </ol>	

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<p><b>Impact 3.3-8</b> Implementation of the proposed project would result in disturbance and construction activity in the vicinity of the State Route 68/El Toro Creek Bridge undercrossing, which is considered to be a significant route of safe passage for both small and large mammals, amphibians, and reptiles moving between Fort Ord lands and the Sierra de Salinas or Santa Lucia ranges.</p>	<p>Potentially Significant</p>	<p><b>MM 3.3-8a</b> Consistent with mitigation measure <b>MM 3.3-4a</b>, the project applicant shall revise the site plan in the vicinity of El Toro Creek to remove or relocate development away from the riparian corridor to allow sufficient wildlife movement and access and preserve other biological resources and habitat.</p> <p><b>MM 3.3-8b</b> CC&amp;Rs shall be established for the subdivision that limit the use and installation of solid barrier fencing beyond the building envelopes and yard areas on Lots #1 through #5 and #13 through #15.</p> <p><b>MM 3.3-8c</b> Prior to recordation of the final map, the Monterey County Planning Department shall require the project applicant to submit for review and approval an Open Space Management Plan (OSMP). The OSMP shall identify the area to be placed under the open space easement, scenic corridor easement, designated B-6 areas, allowed uses, maintenance management procedures, and timing. The plan shall identify all sensitive areas and specific management requirements for each area. This shall include, but not be limited to, maintaining open space areas located on both sides of the undercrossing and along State Route 68 in the vicinity of the undercrossing so that species moving north–south through the project site have an intact corridor through which to pass. The small portion of the project site located north of State Route 68 shall be reclassified RC-VS-D-S (Resource Conservation with Visual Sensitivity, Design Control, and Site Plan review overlays), with a scenic conservation easement. All maintenance plans shall be made part of the project’s OSMP. As part of the OSMP, a Property Analysis Record (PAR) shall be used to calculate the endowment required to fund the OSMP in perpetuity.</p>	<p>Less than Significant</p>

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<p><b>Impact 3.3-9</b> Buildout of the proposed project combined with buildout of reasonably foreseeable development within the vicinity of the project site would result in disturbance to special status species and sensitive habitats throughout the region. However, implementation of mitigation measures presented within this section, <b>MM 3.3-1</b> through <b>MM 3.3-8c</b>, would reduce the overall contribution to cumulative biological resource impacts resulting from buildout of the proposed project.</p>	<p>Less Than Significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant Cumulative</p>
<p>CULTURAL AND HISTORIC RESOURCES</p>			
<p><b>Impact 3.4-1</b> Implementation of the proposed project could result in the disturbance and direct physical impact to known prehistoric sites CA-MNT-3, CA-MNT-4/267, and CA-MNT-661, including impacts to areas known to contain human remains.</p>	<p>Significant</p>	<p><b>MM 3.4-1a</b> The project applicant shall modify the proposal to avoid site CA-MNT-661 in accordance with the <i>Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California</i>, prepared by Archaeological Consulting in November 2007 (<b>Appendix D</b> of this Draft EIR). Avoidance will require the relocation of roadway and utility improvements as necessary, and the site shall not be used for construction staging, material borrow, or other uses that would otherwise result in physical impacts. This site shall be placed within an archaeological easement with restricted access to ensure long-term protection. The easement shall be recorded on the project's final maps. Site CA-MNT-954 will not be impacted and warrants no specific mitigation.</p> <p><b>MM 3.4-1b</b> The project applicant shall modify the proposal to avoid disturbance to site CA-MNT-3 in accordance with the <i>Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California</i>, prepared by Archaeological Consulting in November 2007 (<b>Appendix D</b> of this Draft EIR).</p>	<p>Less than Significant</p>

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		<p>Avoidance will require the relocation of several residential lots and all project infrastructure (roadways, berms and utility improvements). The site shall not be used for construction staging, material borrow, or other uses that would otherwise result in physical impacts. This site shall be placed within an archaeological easement with restricted access to ensure long-term protection. The easement shall be recorded on the project's final maps.</p> <p>Full avoidance is considered the most effective mitigation strategy for this site. However, this impact can also be mitigated by a combination of full avoidance of the primary deposit, <u>plus</u> implementation of the detailed data recovery, analysis, and monitoring plan as specified within the <i>Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California</i>, prepared by Archaeological Consulting in November 2007 (<b>Appendix D</b> of this Draft EIR) for the secondary deposit.</p> <p><b>MM 3.4-1c</b> The project applicant shall modify the proposal to avoid disturbance to site CA-MNT-4/267 in accordance with the <i>Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California</i>, prepared by Archaeological Consulting in November 2007 (<b>Appendix D</b> of this Draft EIR). Avoidance will require the relocation of several residential lots and roadway and utility improvements as necessary, and the site shall not be used for construction staging, material borrow, or other uses that would otherwise result in physical impacts. This site shall be placed within an archaeological easement with restricted access to ensure long-term protection. The easement shall be recorded on the project's final maps.</p> <p>Full avoidance is considered the most effective mitigation strategy for this site. However, impacts to this site can also be</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>mitigated by a combination of relocation of lots within primary deposit, plus relocation of the access road and other improvements such that excavation into the deposit is not required and the site is effectively capped. Any mitigation other than full avoidance also requires implementation of the detailed data recovery, analysis and monitoring plan.</p> <p><b>MM 3.4-1d</b> If it is not feasible to fully avoid CA-MNT-3 and/or CA-MNT-4/267 and if physical development is to be considered by the applicant and Monterey County on any portion of these sites, the project applicant shall implement the detailed data recovery, analysis, and monitoring plan as specified within the <i>Cultural Resources Mitigation and Monitoring Plan for the Proposed Ferrini Ranch Development, South of Salinas, Monterey County, California</i>, prepared by Archaeological Consulting in November 2007 (<b>Appendix D</b> of this Draft EIR). The data recovery and mitigation plan identifies specific measures and techniques for professional analysis and recordation of excavated resources. Any reports resulting from the data recovery, analysis, and monitoring efforts shall be submitted to the County of Monterey Planning Department and any affected Native American representatives.</p>	
<p><b>Impact 3.4-2</b> Implementation of the proposed project will result in the demolition and removal of the remaining Ferrini Ranch Complex.</p>	<p>Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>
<p><b>Impact 3.4-3</b> Implementation of the proposed project could result in the potential destruction or damage to undiscovered or unknown prehistoric sites, paleontological deposits, historic sites, and human remains during construction activities.</p>	<p>Potentially Significant</p>	<p><b>MM 3.4-3a</b> If, during the course of construction and implementing the proposed project, cultural resources (i.e., prehistoric sites, historic sites, or isolated artifacts and features) are discovered work shall be halted immediately within 50 feet of the discovery, the Monterey County Planning Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards and Guidelines in archaeology and/or history shall be</p>	<p>Less than Significant</p>

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		<p>retained to determine the significance of the discovery.</p> <p>The Monterey County RMA - Planning Department and the project applicant shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards and Guidelines in archaeology and/or history for any unanticipated discoveries. The Monterey County RMA - Planning Department and the project applicant shall consult and agree upon implementation of a measure or measures that they deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.</p> <p><b>MM 3.4-3b</b> The project applicant shall include in their construction contract document notification to the construction staff of the archaeological sensitivity of the project site. All construction staff shall also be informed of all appropriate mitigation measures during a pre-construction meeting or other appropriate format prior to implementation of ground disturbing activity associated with the proposed project.</p>	

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<p><b>Impact 3.4-4</b> Implementation of the proposed project, when combined with reasonably foreseeable similar development in the vicinity and Monterey County, could contribute incrementally to the loss of the region's important cultural assets. Loss of resources at the Ferrini Ranch property could be considered a significant contributor to cumulative loss of like prehistoric resources in this portion of Monterey County.</p>	<p>Potentially Significant Cumulative</p>	<p>Implementation of mitigation measures <b>MM 3.4-1a</b> through <b>MM 3.4-1c</b>, which require avoidance and protection of known resources, can fully mitigate the project's contribution to this cumulative effect. Implementation of <b>MM 3.4-1d</b> alone, which provides some level of mitigation, would not fully mitigate project impact.</p>	<p>Less than Significant Cumulative</p>
<p>GEOLOGY AND SOILS</p>			
<p><b>Impact 3.5-1</b> Placement of new structures at the project site could result in potential structural damage and associated human safety hazards resulting from seismic ground shaking caused by earthquakes on nearby active and potentially active faults.</p>	<p>Potentially Significant</p>	<p><b>MM 3.5-1</b> Prior to issuance of building permits, the project applicant shall design buildings according to the most current California Building Code, as well as the seismic coefficients identified by Soil Surveys in the December 31, 2007, geotechnical investigation or any subsequent updates prepared for the project. All recommended specifications in Section X of Soil Surveys' geotechnical investigation shall be incorporated into the design and construction of the project in accordance with Policy 15.1.11 of the <i>Monterey County General Plan</i>.</p> <p>During the course of construction, the project applicant shall contract with a qualified engineering geologist to be on-site during grading operations to make on-site remediation and recommendations as needed, and perform required tests, observations, and consultation as specified in the preliminary geologic and geotechnical report prepared by Kleinfelder and the geotechnical investigation prepared by Soil Surveys. Prior to final inspection, the project applicant shall provide certification from a qualified professional that all development has been constructed in accordance with all applicable geologic and geotechnical reports.</p>	<p>Less than Significant</p>



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<p><b>Impact 3.5-2</b> Implementation of the proposed project may result in potential structural damage and associated human safety hazards resulting from slope-failure hazards such as landslides.</p>	Potentially Significant	<p><b>MM 3.5-2a</b> Prior to issuance of building permits, all recommendations provided in the Soil Systems, Inc. <i>Geotechnical Investigation</i> shall be incorporated into the design and construction of the project in accordance with Policy 15.1.11 of the <i>Monterey County General Plan</i>. Debris flow walls upslope of Lot #23 and the small clustered PUD sites are required. Evaluation of final building site locations shall occur by a qualified professional to determine if debris flow walls are required for Lots #23, #27, #28, #138, #139, #141, and #142.</p> <p><b>MM 3.5-2b</b> During grading activities, the project applicant shall contract with a qualified Engineering Geologist to observe soil conditions during rough grading operations on all lots and make remediation recommendations as necessary.</p>	Less than Significant
<p><b>Impact 3.5-3</b> Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from direct and indirect slope-failure related to hazards such as liquefaction and lateral spreading.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.5-4</b> Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from dynamic compaction. According to Kleinfelder, Inc. the potential for dynamic compact to occur during an earthquake is considered low.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.5-5</b> Implementation of the proposed project would result in temporary and permanent disturbance of highly erodible soils on steep slopes, thereby increasing the risk of accelerated erosion with impacts to water quality and the slope stability of erosion gullies on- and off-site.</p>	Potentially Significant	<p><b>MM 3.5-5a</b> Prior to grading permit issuance for on- and off-site improvements, the project applicant shall contract with a registered engineer to prepare an erosion control plan and a stormwater pollution prevention plan (SWPPP) that documents best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are</p>	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>minimized during site preparation, construction, and post-construction periods. The SWPPP shall also address existing conditions and rehabilitate areas that would continue to contribute to the degradation of storm water. The erosion control plan and SWPPP shall incorporate best management practices (BMPs) consistent with the requirements of the National Pollution Discharge Prevention System and Section 16.12 of the Monterey County Code. The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff will be in place during the rainy season (November 1 through April 15) and which measures shall be in place year-round. The SWPPP shall require ongoing maintenance of the year round BMPs to ensure peak efficiency. The SWPPP shall be consistent with the Central Coast Regional Water Quality Control Board standards.</p> <p><b>MM 3.5-5b</b> During roadway construction in the vicinity of the existing slide area east of proposed Lots #40-#47, a culvert shall be installed with engineered fill across the ravine. No cut slopes shall be constructed into the slide, the side hill fill across the slide shall be keyed into the natural slope through the slide plane on the uphill side, and a retaining wall with a footing constructed below the slide plane shall be designed on the downhill side of the slide plane to support the roadway. All native vegetation along both sides of the roadway shall be preserved to the maximum extent feasible.</p> <p><b>MM 3.5-5c</b> Prior to issuance of building and/or grading permits, submitted plans shall show retention of native vegetation as much as possible around all building envelopes, roadways, and trails immediately adjacent to steep slopes to prevent erosion. All cut and fill slopes and other areas of disturbed ground shall be seeded with rye grass or landscaped with deep-rooted, drought-tolerant, soil-holding plants.</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		Concentrated drainage shall be directed toward paved driveways or discharged onto rocked energy dissipaters within vegetated areas or adjacent natural drainage channels.	
<p><b>Impact 3.5-6</b> Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from expansive soils.</p>	Potentially Significant	<p><b>MM 3.5-6</b> Prior to issuance of building permits for Lots #138, #139, #141, and #80, and any additional lots determined necessary by the retained qualified professional, the following is required:</p> <ul style="list-style-type: none"> <li>• Spread footings shall be constructed a minimum of 18-inches below finished inside pad soil grade, measured from the low side of the footing, for both one and two story portions of the new buildings, and continuous footings at all building sites shall be reinforced with a minimum of two #4 reinforcing bars placed near the bottom of the footing.</li> <li>• Foundation excavations shall be flooded with three to four inches of water at least 24 hours prior to pouring concrete, and subgrade for building slabs and foundations shall be brought to the low plastic limit range of moisture for a depth of at least eight inches prior to pouring concrete.</li> <li>• Concrete floor slabs-on-grade shall be at least five inches thick and shall be reinforced with a minimum of #4 steel rebars placed 18 inches on center, both ways, at the sites having expansive near surface soil conditions.</li> <li>• No new tree or high water using shrub shall be placed within 15-feet of any building foundation.</li> <li>• Any lawns and landscaped strips near the buildings shall be well watered and maintained after completion of the project</li> <li>• Roof and site water should be directed away from all building foundations; positive drainage shall be established away from the buildings toward driveways or down-slope of the buildings toward one of the adjacent drainage swales.</li> </ul>	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
GROUNDWATER RESOURCES AND HYDROGEOLOGY			
<p><b>Impact 3.6-1</b> Implementation of the proposed project would result in the extraction of groundwater from the 180/400-Foot Aquifer Subbasin of the Salinas Valley Groundwater Basin, within which arsenic, total dissolved solids (TDS) and nitrates are of particular concern. However, according to California Water Service Company, water quality from the two source wells is in compliance with the primary and secondary drinking standards in accordance with the Safe Drinking Water Act. Water procured for the proposed project would be required to adhere to State and federal mandated standards of water quality and the project will not directly or indirectly effect water availability at the source wells.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less Than Significant
<p><b>Impact 3.6-2</b> Implementation of the proposed project would result in a gross increase in groundwater pumping of approximately 113 acre-feet per year (AFY), which would result in an increased long-term water demand on the Salinas Valley Groundwater Basin. However, the project site is located within MCWRA's Zone 2C and will obtain potable water from the 180/400-Foot Aquifer Subbasin.</p>	Less Than Significant	<p>Even though a confirmed, reliable water source is available to the project, the County of Monterey recognizes that water resources are finite, require ongoing management and conservation, and should not be wasted or allowed to exceed projected use. For these reasons, and consistent with other project approvals in the County, such as September Ranch, the following mitigation measures have been provided as project conditions.</p> <p><b>MM 3.6-2a</b> Prior to filing the final map, the project applicant shall submit CC&amp;Rs for review and approval by the Director of Planning that prohibit water-intensive uses, including but not limited to vineyards, ornamental fountains that do not recirculate water, and washing of hard surfaces such as streets, gutters, sidewalks, and driveways in any portion of the</p>	Less Than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>proposed lots, open space parcels, or Parcel D.</p> <p><b>MM 3.6-2b</b> Prior to issuance of building permits, the project applicant shall submit for review and approval by the Director of Planning a Landscape Documentation Package that includes a water-efficient landscape sheet, soil management report, landscape design plan, irrigation design plan, and grading design plan. The Landscape Documentation Package shall demonstrate compliance with the substantive requirements of the Department of Water Resources' Model Water Efficient Landscape Ordinance, Title 23, California Code of Regulations, Sections 490–495, or any subsequent water conservation Ordinance adopted by the County for the same purpose. The final map and each site plan shall indicate that submittal and approval of the Landscape Documentation Package for each lot is required for development of the lot prior to issuance of building permits. Building permits shall specify ongoing compliance with the ordinances in place at the time of issuance</p> <p><b>MM 3.6-2c</b> Prior to final map approval, the project applicant shall submit for review and approval by the Director of the Planning Department CC&amp;Rs that contain language requiring that all toilets installed on the project site meet the requirements of the U.S. Environmental Protection Agency's specifications for Water Sense Tank-Type High-Efficiency Toilets and ultra low flow devices, respectively.</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p><b>Impact 3.6-3</b> Implementation of the proposed project would result in long-term groundwater pumping in proximity to neighboring wells. However, the proposed project would be served water by a public utility company (California Water Service Company) that is annually monitored to ensure that there is no adverse affect on nearby wells. No new wells are proposed at the project site. Continued operation of the SVWP would also enhance recharge within the groundwater basin over time, providing additional stability to groundwater levels.</p>	<p>Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less Than Significant</p>
<p><b>Impact 3.6-4</b> Implementation of the proposed project, when combined with other reasonably foreseeable projects, would increase groundwater pumping within the Salinas Valley Groundwater Basin. However, the proposed project is consistent with AMBAG's 2008 population forecasts and was accounted for in water demand projections for the SVWP.</p>	<p>Less Than Significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less Than Significant Cumulative</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
SURFACE HYDROLOGY AND WATER QUALITY			
<p><b>Impact 3.7-1</b> During grading and construction activities, erosion of exposed soils may occur and pollutants generated by site development activities may result in water quality impacts if not mitigated. However, implementation of mitigation measure <b>MM 3.5-5</b> would require that the project applicant prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the NPDES Construction Activities general permit, which would include an erosion control plan in accordance with Chapter 16.12 of <i>Monterey County Code</i> and construction-phase housekeeping measures for control of contaminants.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.7-2</b> Implementation of the proposed project would convert undeveloped land area to residential and winery land uses that would generate increased quantities of localized stormwater runoff.</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.7-3</b> Implementation of the proposed project would result in an increase in long-term surface runoff that may contain urban contaminants that would have an adverse impact on surface water quality.</p>	Potentially Significant	<p><b>MM 3.7-3a</b> In order to reduce nonpoint source pollutant loads, the proposed project shall implement the post-construction Best Stormwater Management Practices that are in effect at the time that the project application is deemed complete and received for construction. Specifically, the post-construction standards presented in the following programs shall be followed:</p> <ol style="list-style-type: none"> <li>1. Post-Construction Requirements for New and Redevelopment for the Central Coast Region that was developed under the so-called Joint Effort program by the Central Coast Regional Water Quality Control Board;</li> <li>2. National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges from Small Municipal</li> </ol>	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>Separate Storm Sewer Systems (MS4s), the Phase II Municipal General Permit. These requirements are currently presented in the most recent version of the Monterey Regional Storm Water Management Program (MRSWMP) document;</p> <p>3. National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, the Construction General Permit; and</p> <p>4. The Monterey County Urban Stormwater Quality Management and Discharge Control Ordinance (Stormwater Ordinance), Chapter 16.14 of the Monterey County Code.</p> <p>Proof of ongoing maintenance and language regarding responsibility for long-term maintenance is required to be included in the project's conditions, covenants and restrictions (CC&amp;Rs) in accordance with the Phase II Municipal Permit (Section B.2.h of Attachment 4, WQO 2003-0005DWQ) or the current permit in effect at the time the construction application is deemed complete.</p> <p>The following project-specific standards are also included:</p> <ul style="list-style-type: none"> <li>○ In order to reduce pollutant concentrations in stormwater discharges from the project site into the County's MS4s and watercourses, paved roads located within the project area shall be swept a minimum of two times per year, both before and after the rainy season, regardless of traffic volume.</li> <li>○ Implement Best Management Practices as required by the Monterey Regional Storm Water Management Program, or subsequent program in effect at the time of application, to reduce pollutant loads in stormwater runoff before the stormwater runoff is discharged from the site or enters a municipal storm drainage system (MS4);</li> </ul>	



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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<ul style="list-style-type: none"> <li>○ Storm drain inlets shall be labeled with the phrase “No dumping,” or a similar phrase, to discourage illegal discharges of pollutants to the storm drainage system;</li> <li>○ Preservation of existing vegetation and re-vegetation of disturbed areas with native species to allow for bio-filtration, decrease the velocity of runoff, and decrease erosion potential;</li> <li>○ Use of flared end sections, rock rip rap pads, or other velocity dissipating devices at the outlets of pipes, drains, culverts, and other channelizing devices to reduce velocity and prevent scour;</li> <li>○ Use of check dams, planting, lining, surface roughening, or other acceptable methods to reduce the flow velocity in un-lined swales and prevent erosion;</li> <li>○ Common landscaped areas shall be subject to a program of efficient irrigation and proper maintenance including minimizing use of fertilizer, herbicides, and pesticides.</li> <li>○ The project applicant shall identify the locations of BMPs proposed throughout the common areas of the subdivision and within the inclusionary lots on final maps and improvement plans.</li> </ul> <p><b>MM 3.7-3b</b> Prior to filing of the final map, the project applicant shall enter into a Drainage and Flood Control Systems Agreement. The agreement shall contain provisions for an annual drainage report to be prepared by a registered civil engineer. The report shall be submitted to the Monterey County Water Resources Agency for review and approval no later than August 15 of each year. Certifications shall be provided that all recommended improvements have been completed by October 15 of the same year. If the responsible party identified in the agreement, after notice and hearing, fails to properly maintain, repair, or operate the drainage and flood control facilities in the</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		project, the Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the project site to perform repairs, maintenance, or improvements. The Water Resources Agency shall have the right to collect the cost of said repairs, maintenance, or improvements from the property owners on their property tax bills.	
<b>Impact 3.7-4</b> The proposed project would introduce residential development in an area that may expose people or structures to flood hazards associated with a 100-year storm event.	Potentially Significant	<b>MM 3.7-4</b> Prior to approval of final map, the applicant shall modify the site plan to revise the boundaries of proposed Lots #7 and #8. Residential lots shall be located at least 50-feet from the “top of bank” of the San Benancio Gulch, as defined in Chapter 16.16 of the Monterey County Code.	Less than Significant
<b>Impact 3.7-5</b> Implementation of the proposed project, when combined with reasonably foreseeable and similar development, would result in a cumulative increase in impervious surface that may have an adverse impact on surface water runoff and water quality. However, new development will be required to limit peak storm runoff to pre-project or pre-soil disturbance levels through construction of detention ponds or other approved measures.	Less Than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
HAZARDS AND HAZARDOUS MATERIALS			
<p><b>Impact 3.8-1</b> Implementation of the proposed project may result in exposure of human life to on-site hazardous materials.</p>	<p>Potentially Significant</p>	<p><b>MM 3.8-1a</b> Prior to issuance of a grading permit for the areas involving the debris pile, and construction yard sites the Monterey County Planning Department shall require that the project applicant hire qualified environmental professionals (hazardous materials abatement and archaeologist) to observe the removal of the debris pile located at the residence and to conduct a follow-up site visit to the construction yard located at San Benancio Road and State Route 68 upon removal of the materials to assess the presence of recognized environmental concerns. Subsequent soil sampling below the debris pile and construction yard may be necessary. If soil samples identify remnant contamination, the project applicant shall have contaminated soil removed, transported, disposed of, or otherwise abated and remediated by a certified professional in accordance with local, state, and federal regulations. The presence of the archaeologist is due to the proximity of known cultural resources in this general location.</p> <p><b>MM 3.8-1b</b> Prior to issuance of a grading permit for the area involving the immediate vicinity of the Ferrini Ranch complex, the Monterey County Planning Department shall require that the project applicant hire a qualified environmental professional to conduct a subsurface investigation for evidence of fuel tanks and/or fuel tank equipment in the vicinity. This investigation may be accomplished through probing, electromagnetic surveying, or digging. Any fuel tank or associated equipment identified during the investigation shall be properly abated and disposed of by a qualified professional. If unidentified fuel tanks, fuel lines, or other associated equipment are discovered during grading activities, all work shall halt in that area and a qualified professional shall be</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		contacted for abatement. This will ensure that potential exposure to fuel-related hazards is reduced.	
<p><b>Impact 3.8-2</b> Implementation of the proposed project may result in exposure of human life to off-site hazardous materials associated with properties listed on hazardous materials databases and transportation of hazardous materials along State Route 68. However, the hazardous materials associated with the listed sites are either contained within underground storage tanks or are located a safe distance from the project site to minimize the risk of exposure and the transportation of hazardous materials along State Route 68 is subject to various federal, state and local regulations.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.8-3</b> Implementation of the proposed project would result in the demolition of residential structures that may contain asbestos and/or lead.</p>	Potentially Significant	<p><b>MM 3.8-3</b> Prior to approval of a demolition permit, the Monterey County Planning Department and Monterey County Department of Health Services shall require that the project applicant contract with an approved Lead Inspector/Assessor to conduct a full site assessment for lead-based paint. Prior to general demolition and site clearing activity, all identified deteriorating lead-based paint shall be removed by a licensed lead paint abatement contractor and properly disposed of in accordance with Title 22 of the California Code of Regulations, subject to review and approval by the County of Monterey.</p>	Less than Significant
<p><b>Impact 3.8-4</b> Implementation of the proposed project may expose people or property to hazardous materials in connection with the historical use of septic tank at the project site, which are considered a source of residual contamination. However, Chapter 15.20.090 of the <i>Monterey County Code</i> (Ordinance</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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4055, 2000; Ordinance 2731, 1981) requires that abandoned septic systems be completely filled with earth, gravel or concrete.			
<b>Impact 3.8-5</b> Implementation of the proposed project would result in the potential to expose life and property to wildland fire hazards. However, compliance with Section 18.56 of the <i>Monterey County Code</i> Monterey County (Ordinance 3600, 1992) would ensure that people or structures are not exposed to significant risk of loss, injury, or death associated with wildland fires.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.8-6</b> Implementation of the proposed project combined with future development could result in the exposure of people and property to hazardous materials. However, hazardous materials impacts are generally site-specific and are not affected by cumulative development in the region. In addition, the proposed project itself is not anticipated to contribute to a health or hazard-related impact that would cumulatively affect the environment.	Less Than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative
LAND USE AND POPULATION			
<b>Impact 3.9-1</b> The proposed project will introduce residential development on undeveloped land that is currently being used primarily for grazing. However, the proposed project is consistent with applicable land use plan policies, ordinances and the Low Density Residential land use designation.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p><b>Impact 3.9-2</b> Implementation of the proposed project would result in the development of 212 residential units, which will increase the population within the unincorporated area of Monterey County. However, the increase in population associated with the proposed project is within the <i>AMBAG 2008 Population, Housing Units and Employment Forecasts</i> for the unincorporated area of Monterey County. Further, the proposed project does not include components which would facilitate additional population growth beyond that of the project itself.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.9-3</b> The proposed project, combined with other foreseeable projects in the Toro planning area may result in cumulative land use impacts to the project area. However, the proposed project would be consistent with the <i>Monterey County General Plan, Toro Area Plan</i> and zoning provisions, which would ensure that there would not be any project specific land use impacts that would combine with other foreseeable projects.</p>	Less Than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.9-4</b> The proposed project, combined with other foreseeable projects in Monterey County would result in cumulative population growth impacts. However, the proposed project is consistent with the Association of Monterey Bay Area Government's (AMBAG) regional forecasts.</p>	Less Than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
PUBLIC SERVICES AND UTILITIES			
<p><b>Impact 3.10-1</b> Implementation of the proposed project would result in increased demand on fire protection and police protection service. However, the increase in demand on police and fire services would not be considered substantial enough to warrant new or expanded facilities in order to maintain service ratios, response times, or other objectives for these public agencies. Any additional staffing or equipment needs associated with the proposed project would be compensated through property taxes collected from the new residential units. In addition, Salinas Rural Fire District requires new construction to pay a fire mitigation fee based on square footage to contribute towards equipment costs.</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p><b>Impact 3.10-2</b> Implementation of the proposed project would result in an increase in the number of students attending schools within Washington Union Elementary School District, Spreckels Union School District and Salinas Union High School District. However, the project applicant shall be required to pay developer fees as part of the permit approval process and in accordance with Policy 47.2.1 of the <i>Monterey County General Plan</i>. Pursuant to Section 65996 (3)(h) of the California Government Code, payment of these fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”</p>	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p><b>Impact 3.10-3</b> Implementation of the proposed project would increase population in the area, which would result in an increased demand for park services.</p>	<p>Significant</p>	<p><b>MM 3.10-3</b> Prior to approval of final improvement plans, the project applicant shall modify the site plan to include and dedicate a minimum of 2 acres of on-site parkland to serve project residents. The parkland dedication must include recreational facilities for all age groups and be located strategically throughout the subdivision (within ¼ mile of clusters of residential units) to promote use by residents of the subdivision. Parks shall be “neighborhood scale” (0.50 to 1.0 acre in size).</p>	<p>Less than Significant</p>
<p><b>Impact 3.10-4</b> Implementation of the proposed project would require alterations of existing park facilities and may impact and/or conflict with facilities in the vicinity of the existing County park entrance roadway.</p>	<p>Potentially Significant</p>	<p><b>MM 3.10-4a</b> Prior to approval of final improvement plans, the applicant shall modify the site plan to locate the alignment of Ferrini Ranch Road consistent with Caltrans and Monterey County requirements as required under mitigation measure <b>MM 3.12-2b</b>. The project applicant shall include on the final improvement plans all necessary improvements to all park facilities. In addition to the requirements of mitigation measure <b>MM 3.12-2b</b>, park entrance improvements shall ensure that realignment of the championship cross-country course is completed as required by mitigation measure <b>MM 3.10-4b</b>; and that security measures to prohibit illegal entrance to park property are incorporated into the design as required by mitigation measure <b>MM 3.10-4c</b>. Final improvement plans shall be subject to review and approval by Monterey County Planning, Public Works Departments, and Parks Departments; State Parks Official of Grants and Local Services (OGALS); and the U.S. Department of the Interior, National Park Service.</p> <p><b>MM 3.10-4b</b> All alterations or realignment of the cross country course shall be completed between seasons to avoid disruption of competition. Course shall be designed to meet the requirements of the California Interscholastic Federation, Central Coast Section (CIF-CCS) for use as a competition site.</p>	<p>Less than Significant</p>



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		<p><b>MM 3.10-4c</b> Prior to approval of final improvement plans, the project applicant shall include measures to ensure that illegal or uncontrolled access to park property is minimized to the extent feasible. These measures may include gating the entrance to Ferrini Ranch Road, providing security fencing along the portion of Ferrini Ranch Road that is within the park boundaries, eliminating convenient “drop-off” areas outside the park entrance. In addition, the CC&amp;Rs for the subdivision shall clearly identify that unauthorized access to park property or park use outside of operating hours is a violation.</p>	
<p><b>Impact 3.10-5</b> Implementation of the proposed project, specifically construction of the proposed Ferrini Ranch Road would require a “take” of approximately 3.37 acres of parkland that is currently used for the public benefit and contributes beneficially to the local human environment.</p>	<p>Potentially Significant</p>	<p><b>MM 3.10-5a</b> Prior to approval of the Final Subdivision Map, Monterey County Planning Department and Monterey County Parks Department shall require that the project applicant prepare final improvement package for the land swap and alterations of existing park facilities. This improvement package shall consist of maps and a property appraisal prepared in accordance with the Uniform Appraisals Standards for Federal Land Acquisitions (UASFLA) and shall be subject to review and approval by the following agencies: Monterey County Planning Department, Monterey County Parks Department, State Parks Official of Grants and Local Services (OGALS) and the U.S. Department of the Interior, National Park Service (NPS). Due to federal agency involvement, the final improvement plans shall be subject to National Environmental Policy Act (NEPA). The final improvement plans shall include the following:</p> <ol style="list-style-type: none"> <li>1. Evidence of the value of the property to be converted based on a property appraisal prepared in accordance with the UASFLA.</li> <li>2. Evidence that the compensatory lands have equal or greater public benefit and equivalent benefit to the human environment;</li> </ol>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>3. Boundary maps that show assessor parcel numbers within the entire Toro Park, and the area subject to LWCF's Section 6(f)(3).</p> <p>4. A second boundary map that shows all acreage affected by the land swap and physical alterations and proposed improvements. This map shall clearly identify the border of the project area with measurements and access points; signature and date; project title; date; identify all easements and outstanding rights and interest in the area (right-of-way, PG&amp;E, State Route 68 official plan lines, etc.); north arrow; street names; and assessor parcel numbers.</p> <p>Subsequent environmental review in accordance with the National Environmental Protection Act.</p> <p><b>MM 3.10-5b</b> As a component of the land swap agreement, the project applicant shall either:</p> <ol style="list-style-type: none"> <li>1. Assume ongoing and regular maintenance of the bike/pedestrian trail for its entire length from San Benancio Road to River Road pursuant to a Maintenance Agreement with Monterey County Parks Department; or</li> <li>2. Provide compensation to Monterey County Parks Department, through a homeowners association, maintenance district or other funding mechanism, to offset the annual direct cost of additional maintenance and management of the bicycle/pedestrian trail facility.</li> </ol>	
<p><b>Impact 3.10-6</b> Implementation of the proposed project would result in increased wastewater flows, which will utilize capacity of the existing wastewater treatment plant and existing wastewater collection system.</p>	<p>Less than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

**S - EXECUTIVE SUMMARY**

POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<b>Impact 3.10-7</b> Implementation of the proposed project would result in increased potable demand, which may result in the need for new or expansion of existing water treatment and/or distribution facilities.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.10-8</b> Implementation of the proposed project would result in the development of a new stormwater drainage system.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.10-9</b> The proposed project will generate additional solid waste for disposal at the MRWMD landfill in the City of Marina and may affect the landfill's ability to comply with federal, state and local regulations.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.10-10</b> Implementation of the proposed project would result in an increased demand on other utilities such as electrical, gas, telephone and cable utilities. This would be considered a less than significant impact.	Less Than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.10-11</b> Implementation of the proposed project in combination with reasonably foreseeable development would result in a cumulative increase in demand on public services, which could result in the need for increased public facilities for the provision of fire and police protection services, educational services, parks and recreation facilities, and utilities.	Less Than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
NOISE			
<p><b>Impact 3.11-1</b> Implementation of the proposed project could result in construction-related noise that would exceed applicable County noise standards at nearby noise-sensitive land uses such as residential dwellings (on- and off-site) and schools.</p>	<p>Potentially Significant Short-Term</p>	<p><b>MM 3.11-1a</b> Prior to commencement of construction activities, the project applicant(s) shall submit for review and approval by the Director of the Planning Department, final construction documents and improvement plans that identifies the specific measures will be implemented to reduce noise levels generated during construction. During the course of construction of on-site and off-site improvements, the project applicant shall implement mitigation measures to reduce significant noise impacts to noise-sensitive land uses. Measures for attenuating noise during construction include, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Noise-generating construction operations (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to the hours between 7 a.m. to 7 p.m. Monday through Friday.</li> <li>• Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses.</li> <li>• Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.</li> <li>• When not in use, motorized construction equipment shall not be left idling.</li> <li>• The noise reduction measures demonstrated on final improvement plans will be based on the ultimate location and timing of construction relative to the school. Any combination</li> </ul>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>of measures is acceptable as long as they demonstrate compliance with County noise standards.</p> <p><b>MM 3.11-1b</b> Prior to issuance of a building or grading permit for on-site and off-site improvements, the applicant shall provide the Monterey County Planning Department with the name and telephone number of the individual empowered to manage construction noise generated by the proposed project. This information shall also be included in the final construction documents and improvement plans required through implementation of mitigation measure <b>MM 3.11-1a</b>. An information sign shall be posted at the construction site entrance that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The designated construction contact shall record all noise complaints received and actions taken in response, and submit this record to Monterey County Planning Department upon request.</p> <p><b>MM 3.11-1c</b> Prior to the start of on- and off-site grading activities and during the course of construction of Road D, Lots #6 through #12, Lots #12 through #22, park alterations, and the western portion of the multipurpose trail, the project applicant shall either:</p> <ol style="list-style-type: none"> <li>1) Install temporary barriers to reduce significant noise impacts to San Benancio Middle School, if work is to be performed while school is in session. The temporary barriers shall be constructed along the nearest project site boundary to San Benancio Middle School in order to interrupt the line of sight between heavy-duty equipment operating at the construction site and San Benancio Middle School. Based on the analysis and modeling conducted, the temporary barriers shall be constructed to a minimum height of 8 feet above ground</li> </ol>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>surface with no visible air gaps between construction panels or at the ground surface. Barrier construction materials may consist of, but are not necessarily limited to, the use of sound-rated curtains and/or wood panels; or</p> <p>2) As an alternative to temporary barriers, the applicant may utilize permanent barriers (such as boundary fences and walls) that are part of the project. Any such permanent feature must prove at least as effective as a temporary barrier, and must not cause secondary noise impacts in its construction or placement; or</p> <p>3) Prior to construction in the areas specified, the applicant shall submit to the Director of Planning for review and approval a site-specific acoustical analysis based on the final improvement plans and construction equipment to be used. The findings of any such analysis shall identify estimated noise levels at nearest sensitive receptors, and provide effective attenuation measures that are at least as effective as options a) and b), and achieve compliance with Monterey County noise standards.</p> <p><b>MM 3.11-1d</b> A minimum of one week prior to commencing on-site and off-site construction activities within the areas specified in mitigation measure <b>MM 3.11-1c</b>, the project applicant shall provide written notification to San Benancio Middle School so that any necessary precautions (such as rescheduling or relocation of interior noise-sensitive activities) can be implemented. The written notice shall include the name and telephone number of the individual empowered to manage construction noise from the project.</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p><b>Impact 3.11-2</b> The proposed project could result in new stationary-source noise, generated new residential and commercial land uses and pump stations, which could exceed applicable County noise standards at nearby noise-sensitive land uses. Although increases in ambient noise levels from residential land uses are often sporadic and are typically limited to the less noise-sensitive daytime hours and increases in ambient noise levels associated with the proposed office and commercial land uses would not exceed the County's noise standard of 85 dBA at 50 feet, the predicted noise levels associated with the proposed pump stations could potentially exceed exterior and interior noise criteria for the maintenance of speech communication and activity interference.</p>	<p>Potentially Significant</p>	<p><b>MM 3.11-2</b> Prior to construction of the booster pumps and sanitary lift stations, the project applicant shall submit for review and approval by the Director of the Planning Department, an acoustical analysis for the proposed booster pumps and sanitary lift stations. The acoustical analysis shall demonstrate that pump station design will reduce operational noise levels sufficient to achieve applicable Monterey County noise standards, which is currently identified as 85 dBA at 50 feet away. Measures may include, but are not necessarily limited to, the use of sound barriers, equipment enclosures, and incorporation of noise-reduction site/facility design features. The acoustical analysis shall demonstrate that placement of the pump shall be sited to ensure that the an operational noise standard of 55 dBA Leq for the daytime hours (i.e., 7 A.M. to 10 P.M.) and 50 dBA Leq for the nighttime hours (i.e., 10 P.M. to 7 A.M.) will not be exceeded at the property line of nearby sensitive noise receptors (i.e. Lots #66, #67, #84, #44, and #144). The recommended noise criteria are intended to ensure that operational noise levels would not exceed commonly applied noise levels for the maintenance of speech communication within exterior/interior environments of receiving land uses and, in the event that operations would occur continuously over a 24-hour period, would not exceed the commonly applied exterior and interior noise criteria for the protection of activity interference (i.e., 60 and 45 dBA CNEL/Ldn, respectively).</p>	<p>Less than Significant</p>
<p><b>Impact 3.11-3</b> Implementation of the proposed project would contribute to an increase in ambient traffic noise levels along State Route 68. However, based on the modeling conducted, development of the proposed project would result in predicted increases in traffic noise levels of approximately 0.1</p>	<p>Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p>dB(A), or less, along State Route 68 and approximately 0.9 dBA CNEL along River Road, south of State Route 68 which would not be considered a substantial increase in traffic noise levels.</p>			
<p><b>Impact 3.11-4</b> Implementation of the proposed project would result in the development of noise sensitive residential land uses adjacent to areas that may not be compatible with projected ambient noise levels.</p>	<p>Potentially Significant</p>	<p><b>MM 3.11-4a</b> Prior to issuance of building permits, the project applicant(s) shall incorporate into the final building design and improvement plans measures to reduce exposure to cumulative increases in ambient noise levels generated from mobile sources. Measures that would reduce the ambient noise levels to acceptable levels include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1) The final design of all residential dwelling units shall include mechanical heating ventilation and air conditioning (i.e., HVAC) systems so that windows can remain closed during inclement weather conditions.</li> <li>2) The final design of residential dwellings on Lots #1 through #6, Lots #13 through #17, Lots #59 through #62, Lot #75, Lot #76, Lot #84, Lot #85, Lots #132 through #134, and Lot #146 shall include additional noise insulation features such as sealed door frames, caulked or insulated exterior pipes, ducts, and sheathing panels, insulation in cavity spaces. Exterior ducts and vents shall be located away from noise sources.</li> <li>3) Construction of homes in compliance with the California Building Code should address most of these noise protection measures.</li> </ol> <p><b>MM 3.11-4b</b> Prior to issuance of building permit for Lots #1 through #6, Lots #13 through #17, Lots #59 through #62, Lot #75, Lot #76, Lot #84, Lot #85, and Lots #132 through #134, Monterey County Planning Department shall also require that the project applicant design the residential development with the following:</p>	<p>Less than Significant</p>



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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>1) Exterior walls shall have a sound-transmission-class rating of STC-39, or better; and</p> <p>2) Windows and exterior doors shall have a sound-transmission-class rating of at least STC 32 for stucco or brick homes, and STC 38 for siding homes.</p> <p>Construction of homes in compliance with the California Building Code should address most of these noise protection measures.</p> <p><b>MM 3.11-4c</b> Prior to issuance of building permit for Lot #146, Monterey County Planning Department shall require that the project applicant design the residential development with the following:</p> <p>1) Exterior walls shall have a sound-transmission-class rating of STC-44, or better.</p> <p>2) Windows and exterior doors shall have a sound-transmission-class rating of at least STC 36 for stucco or brick homes, and STC 40 for siding homes.</p> <p>Construction of homes in compliance with the California Building Code should address most of these noise protection measures.</p> <p><b>MM 3.11-4d</b> Prior to issuance of building permits for residential dwelling units on Lots #1 through #6, Lots #10 and #11, Lots #13 through #17, Lots #59 through #62, Lot #75, Lot #76, Lot #84, Lot #85, Lots #132 through #134 and Lot #146, the project applicant(s) shall submit plans that include features that shield exterior activity areas from the line-of-sight of State Route 68 and San Benancio Road (Lots #1, #10, and #11 only). Shielding may include, but is not limited to, the placement of buildings, terrain features (berms), walls, or solid fencing between the source and the receptor. If walls or fences are</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>proposed, these barriers shall be constructed to a minimum height of six feet. Barriers shall be constructed of a solid material (e.g., earthen berm, wood, concrete, masonry, or combination thereof) with no visible air gaps at the base or between construction materials. If wood materials are used, materials shall be overlapped or tightly fitted (e.g., tongue and groove) to ensure that visible air gaps do not occur due to material shrinkage resulting from changes in ambient temperature/moisture content of the material. As an alternative to line of sight shielding, individual building permit applications may include a lot-specific acoustical analysis for review and approval by the Director of Planning. The findings of any such analysis shall identify estimated noise levels at the lot's exterior and interior spaces, and for any projected exceedance of acceptable noise levels, provide effective attenuation measures to achieve compliance with Monterey County noise standards.</p> <p><b>MM 3.11-4e</b> Prior to or concurrent with recordation of the final subdivision map, the project applicant shall prepare and record a notification agreement disclosing to all future residents at the project site of the presence of the Mazda Raceway at Laguna Seca and the potential for elevated noise levels during events at the raceway. All future residents shall be notified of the potential noise exposure prior to entering into an agreement to purchase a residential lot within the project site.</p>	
<p><b>Impact 3.11-5</b> Implementation of the proposed project would result short-term construction activities that may result in groundborne vibrations that exceed 0.2 inches per second peak particle velocity (ppv). However, ground vibration generated by construction equipment would be less than 0.09 inches per second ppv at 25 feet.</p>	<p>Less Than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<p><b>Impact 3.11-6</b> Implementation of the proposed project combined with other reasonably foreseeable project may result in a cumulative increase in transportation noise levels that may be unacceptable to noise sensitive land uses. However, predicted near-term increases in traffic noise levels attributable to the proposed project would be approximately 0.2 dBA, or less. As future development within the region and corresponding traffic volumes along area roadways increases, the proposed project's contribution to cumulative increases in traffic noise levels would be anticipated to decline.</p>	<p>Less Than Significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>
TRANSPORTATION AND CIRCULATION			
<p><b>Impact 3.12-1</b> Implementation of the proposed project would result in the generation of approximately 2,392 daily trips, which would contribute to unacceptable levels of service at 11 intersections and 7 roadway segments under Background Plus Project Conditions. This may conflict with congestion management programs, policies and performance standards established by the County of Monterey, City of Salinas and/or Caltrans.</p>	<p>Significant</p>	<p><b>MM 3.12-1a</b> Prior to issuance of building permits within the subdivision, the project applicant(s) shall contribute their proportionate fair share, as calculated by the County, towards the "State Route 68 Commuter Improvements" through payment of the TAMC Regional Development Impact Fee (RDIF) in effect at that time, as required under mitigation measure <b>MM 3.12-5</b>.</p> <p><b>MM 3.12-1b</b> Prior to issuance of building permits, the project applicant shall pay their fair share toward the City of Salinas Traffic Impact Fee Ordinance as stated in mitigation measure <b>MM 3.12-5</b>.</p> <p><b>MM 3.12-1c</b> Prior to issuance of building permits, the project applicant shall pay their fair share toward the TAMC RDIF and any other adopted fees, as applicable and as stated in mitigation measure <b>MM 3.12-5</b>. Payment of the TAMC RDIF fee would contribute toward the Marina-Salinas Corridor project, which would widen Davis Road to four lanes from Blanco Road to</p>	<p>Less than Significant at Intersections 8, 9, 12, 20, and 21; and Segments 8, 9, 10 and 17.</p> <p>Significant and Unavoidable at Intersections 2, 5, 6, 7, and 19; and Segments 1, 2, 5, 6, and 7.</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>Reservation Road and widen Reservation Road to four lanes from Davis Road to the existing four-lane section adjacent to East Garrison. The specific physical improvements that mitigate the project's impact—all components of the Marina-Salinas Corridor project—include the following:</p> <p><u>Davis Road/Reservation Road intersection (#20)</u></p> <ul style="list-style-type: none"> <li>• Widen and restripe eastbound Reservation Road to two left-turn lanes, one through lane, and one shared through/right-turn lane;</li> <li>• Widen and restripe westbound Reservation Road to one left-turn lane, one through lane, and one shared through/right-turn lane; and</li> <li>• Convert the southbound Davis Road right turn to right-turn overlap phasing.</li> </ul> <p><u>Davis Road/Blanco Road intersection (#21)</u></p> <ul style="list-style-type: none"> <li>• Widen and restripe the southbound Davis Road approach to two left-turn lanes, two through lanes, and two right-turn lanes;</li> <li>• Widen and restripe the northbound Davis Road approach to one left-turn lane, two through lanes, and two right-turn lanes; and</li> <li>• Widen and restripe the westbound Blanco Road approach to two left-turn lanes, two through lanes, and one right-turn lane.</li> </ul>	
<p><b>Impact 3.12-2</b> Implementation of the proposed project would result in an increase in vehicle access at the San Benancio Road/Paseo de Vaqueros intersection, State Route 68/Portola Drive Interchange, and River Terrace Drive/River Road intersection (new), which may result in hazards associated with limited sight distance and queuing</p>	<p>Potentially Significant</p>	<p><b>MM 3.12-2a</b> Prior to filing the final subdivision map, the project applicant shall submit engineering-level design drawings of the project access points demonstrating adequate sight distance in accordance with Monterey County and Caltrans standards. Assessment of sight distance and channelization needs shall be performed in the project design phase. The design of all intersection improvements shall be</p>	<p>Less than Significant</p>

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
capacity.		<p>submitted for review and approval by the County of Monterey and/or Caltrans, as applicable. All safety improvements will be incorporated into the final improvement plans prior to final map approval. Any widening of roadways necessary to implement access and sight distance improvements would be required to encroach onto the project site. The physical impacts of constructing points of project access have been assessed based on the project footprint as proposed on the Vesting Tentative Map. Any and all mitigation measures identified in the Draft EIR to reduce impacts to natural resources are also applicable to construction of these improvements.</p> <p><b>MM 3.12-2b</b> Prior to filing the final subdivision map, the project applicant shall obtain an easement from the County for the proposed Ferrini Ranch Road right-of-way. The project applicant shall submit engineering-level design drawings for the Ferrini Ranch Road entrance and access point improvements demonstrating compliance with Monterey County and Caltrans requirements. This access point shall be designed to be located a minimum of 500 feet from the existing State Route 68/Portola Drive Eastbound Ramp intersection. Design drawings shall identify all necessary park entrance improvements and alterations associated with the relocated Ferrini Ranch Road.</p> <p>Park entrance improvements shall include, but are not necessarily limited to, relocating the existing park kiosk and entrance gate, and providing additional access lanes between the existing entrance gate and the relocated kiosk. The park kiosk shall be relocated approximately 300 feet southwest of the existing location and the gate entrance shall be relocated approximately 350 feet south of the existing location to provide vehicle queuing in excess of current capacity. A dedicated right-turn-only inbound lane shall be provided between the Park Entrance-Exit/Portola Drive intersection and the proposed</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p>Ferrini Ranch Road in order to ensure project trips do not interfere with or add to the park entrance queue volumes. An additional inbound lane shall be provided between the proposed Ferrini Ranch Road and the relocated park kiosk to provide additional queuing area at the park entrance. Refer to <b>Impact 3.10-4</b> for secondary impacts and requirements associated with relocation of park entrance facilities.</p> <p>Park entrance improvements shall be designed and implemented to ensure that the proposed new roadway is consistent with Monterey County and Caltrans standards; queuing capacity at the park entrance is increased to accommodate, at a minimum, increased trips generated by the proposed project; and adequate overflow parking equal to or greater than the existing quantity is provided. Engineering-level design drawings for improvements to park facilities shall be subject to review and approval by the Monterey County Planning, Public Works, and Parks Departments; State Parks Official of Grants and Local Services (OGALS); and the U.S. Department of the Interior, National Park Service (NPS). The project applicant shall be required to pay for and/or construct the removal, relocation, and reconstruction of necessary park facility improvements.</p> <p>All necessary park entrance improvements shall be implemented concurrent with the construction of Ferrini Ranch Road. Any and all mitigation measures identified in this Draft EIR to reduce impacts to natural resources would be applicable to the construction of these improvements.</p>	

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
<b>Impact 3.12-3</b> Implementation of the proposed project would result in the development of residential land uses requiring emergency vehicle access. However, the proposed project would be constructed in accordance with the Monterey County Public Works Department roadway standards and shall be subject to Monterey County Regional Fire Protection District's approval.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.12-4</b> Implementation of the proposed project would result in a localized increase in population, which may affect existing (and demand for) non-vehicular circulation facilities.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<b>Impact 3.12-5</b> Implementation of the proposed project, when combined with other reasonably foreseeable projects, would result in a cumulative increase in traffic volumes that would result in unacceptable levels of service on the local roadway network in the vicinity of the project site.	Significant Cumulative	<b>MM 3.12-5</b> The Monterey County Resource Management Agency shall require the project applicant to pay the project's fair share of traffic impact fees in effect at the time of building permit applications for future development on the project site. Such fees may include, but are not necessarily limited to, the TAMC Regional Development Impact Fee (RDIF), City of Salinas Traffic Impact Fee (TFO), and Monterey County ad hoc mitigation fees. Payment of the TAMC RDIF may be done as part of compliance with mitigation measures <b>MM 3.12-1a</b> and <b>MM 3.12-1c</b> .	Less than Significant Cumulative
<b>GREENHOUSE GAS AND CLIMATE CHANGE</b>			
<b>Impact 3.13-1</b> Development of the proposed project would contribute to increases of GHG emissions that are associated with global climate change.	Potentially Significant Cumulative	<b>MM 3.13-1</b> Prior to building permit approval, Monterey County Planning Department shall require that project applicant(s) implement the following measures to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed project:	Less than Significant Cumulative

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POTENTIAL PROJECT AND CUMULATIVE IMPACTS	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	SUMMARY OF MITIGATION MEASURE(S)	RESULTING LEVEL OF SIGNIFICANCE
		<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical.</li> <li>• Low- or No-VOC paints, adhesives and sealants shall be used during the construction of all proposed onsite structures.</li> <li>• Environmentally preferable and low-emitting materials shall be used for interior finishes and flooring materials of proposed onsite structures.</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>• Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations (such as the winery facility) determined by the County of Monterey Planning Director. This measure encourages use of alternative transportation by employees and helps to reduce the amount vehicle miles traveled by the project.</li> <li>• Proposed commercial (winery related) uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.</li> <li>• Commercial buildings shall employ energy-efficient technology unless technical feasibility of safety concerns take precedent. Examples of such systems would include use of T5HO fluorescent fixtures with electronic ballast, occupancy sensor lighting controls, light emitting diodes, external lighting controls and timers, and other similar measures.</li> <li>• Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, shower heads, and faucets.</li> <li>• Wood-burning fireplaces and stoves shall be prohibited.</li> </ul>	