
APPENDICES

**APPENDIX A – NOTICE OF PREPARATION FOR EIR AND COMMENT
LETTERS**



COUNTY OF MONTEREY
PLANNING AND BUILDING INSPECTION DEPARTMENT
2620 1st. Avenue
MARINA, CALIFORNIA 93933

NOTICE OF PREPARATION

TO: All Responsible Agencies

FROM: Planning & Building Inspection Department
168 W. Alisal - Second Floor
Salinas, CA 93901

Subject: NOTICE OF PREPARATION of a Draft Environmental Impact Report.

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are detailed in the attached materials. An Initial Study/Mitigated Negative Declaration is on file at the Monterey County Planning and Building Inspection Department and is available for review at:

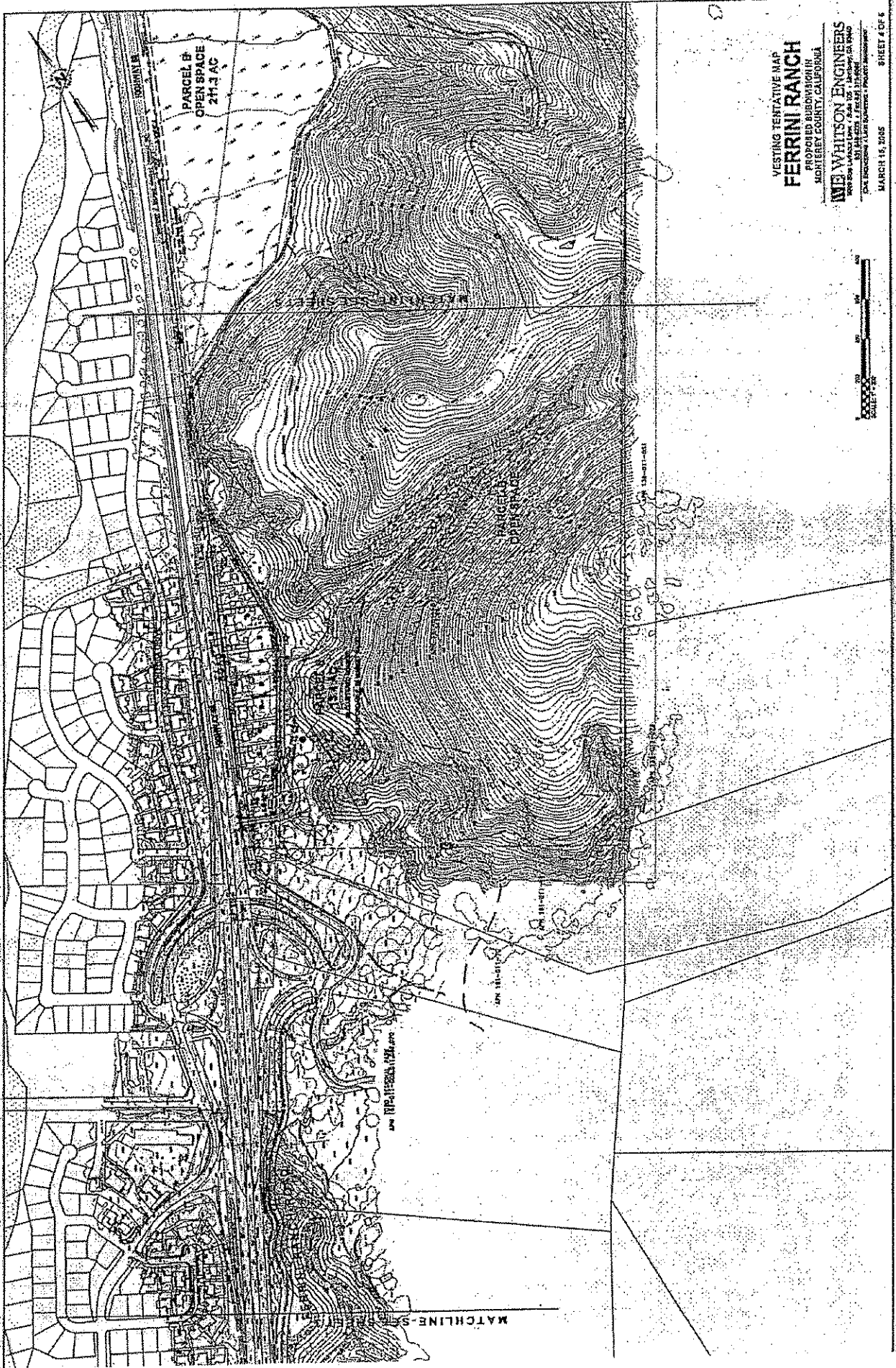
Monterey County Planning and Building Inspection Department
168 W. Alisal - Second Floor
Salinas, CA 93901

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice.

Please send your response to Paul Mugan, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Bollenbacher and Kelton, Inc.
Project Applicant: Denise Duffy and Associates

Paul Mugan, Senior Planner
Telephone #: (831) 755-5130
Date: September 2, 2005



VESTING TENTATIVE MAP
FERRINI RANCH
PROPOSED SUBDIVISION IN
MONTEREY COUNTY, CALIFORNIA

W.E. WHITSON ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERING
1511 14th Street, Suite 200, San Jose, CA 95128
Phone: (408) 298-1100 Fax: (408) 298-1101
www.whitson-engineers.com

MARCH 15, 2005

SHEET 4 OF 6



PARCEL B
OPEN SPACE
211.3 AC

MATCHLINE - SEE SHEET 4 OF 6



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FERRINI PLANCH
MILITARY PLANCH
REUTERS TELEVISION SERVICE
REUTERS TELEVISION SERVICE



REUTERS TELEVISION SERVICE



VESTING TENTATIVE MAP
FERRINI RANCH

WILKES COUNTY, GEORGIA
MONTGOMERY COUNTY, GEORGIA
W&B WHITSON ENGINEERS
1075 RAY LAYTON LANE, S.W., ATLANTA, GA 30326
404 525-2272, 215.531.7755(S)E
CIVIL ENGINEERING, LAND SURVEYING & PROPERTY MANAGEMENT

MARCH 14, 2018
SHEET 2 OF 8



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

September 12, 2005

To: Reviewing Agencies
Re: Bollenbacher and Kelton (PLN040758)
SCH# 2005091055

Attached for your review and comment is the Notice of Preparation (NOP) for the Bollenbacher and Kelton (PLN040758) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Paul Muga
Monterey County Planning and Building Inspection
168 W. Alisal Street, Second Street
Salinas, CA 93901

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Becky Frank

Becky Frank *SCOP Morgan*
Project Analyst, State Clearinghouse
Senior Planner

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2005091055
Project Title Bollenbacher and Kelton (PLN040758)
Lead Agency Monterey County Planning and Building Inspection

Type NOP Notice of Preparation
Description Combined development permit (PLN040758) consisting of an 865.9 acre standard subdivision (146 market rate lots, 23 market rate clustered units, and 43 unclustering units), rezone, use permit for oak tree removal, use permit for development on slopes exceeding 30%. The project includes 146 residential parcels, open space parcels, 23 market rate clustered units, 43 inclusionary housing units, a winery with associated administrative offices, roadways, infrastructure, utility improvements, bike and hiking trails.

Lead Agency Contact

Name Paul Muga
Agency Monterey County Planning and Building Inspection
Phone 831 755-5130 **Fax**
email
Address 168 W. Alisal Street, Second Street
City Salinas **State** CA **Zip** 93901

Project Location

County Monterey
City Salinas
Region
Cross Streets San Benancio & River Roads
Parcel No. 161-011-019-000;161-011-030-000,161-011-039-000,161-011-057-000,161-011-058-000,161-011-059-000.
Township -000.

Range **Section** **Base**

Proximity to:

Highways 68
Airports
Railways
Waterways
Schools Salinas Union High
Land Use Residential/Unclassified

Project Issues Aesthetic/Visual; Air Quality; Forest Land/Fire Hazard; Geologic/Seismic; Water Quality; Water Supply; Sewer Capacity; Archaeologic-Historic; Soil Erosion/Compaction/Grading; Wildlife; Drainage/Absorption; Noise; Growth Inducing; Population/Housing Balance; Landuse; Public Services; Traffic/Circulation; Cumulative Effects; Vegetation; Recreation/Parks

Reviewing Agencies Resources Agency; Department of Forestry and Fire Protection; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Department of Health Services; Office of Emergency Services; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 5; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 3; Department of Toxic Substances Control

Date Received 09/09/2005 **Start of Review** 09/09/2005 **End of Review** 10/11/2005

Regional Water Quality Control Board (RWQCB)

Resources Agency

- Resources Agency
- Nadell Gayou
- Dept. of Boating & Waterways
- David Johnson

- California Coastal Commission
- Elizabeth A. Fuchs
- Colorado River Board
- Gerald R. Zimmerman
- Dept. of Conservation
- Roseanne Taylor
- California Energy Commission
- Roger Johnson

- Dept. of Forestry & Fire Protection
- Allen Robertson
- Office of Historic Preservation
- Wayne Donaldson
- Dept. of Parks & Recreation
- Environmental Stewardship Section
- Reclamation Board
- Deedee Jones
- S.F. Bay Conservation & Dev't. Comm.
- Steve McAdam
- Dept. of Water Resources
- Resources Agency
- Nadell Gayou
- Conservancy

Fish and Game

- Dept. of Fish & Game
- Scott Flint
- Environmental Services Division
- Fish & Game Region 1
- Donald Koch
- Fish & Game Region 2
- Banky Curtis

Fish & Game Region 3

- Robert Floerke
- Fish & Game Region 4
- Mike Mulligan
- Fish & Game Region 5
- Don Chadwick
- Habitat Conservation Program
- Fish & Game Region 6
- Gabriela Gatchel
- Habitat Conservation Program
- Fish & Game Region 6 I/M
- Tammy Allen
- Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
- George Isaac
- Mainhe Region

Other Departments

- Food & Agriculture
- Steve Shaffer
- Dept. of Food and Agriculture
- Dept. of General Services
- Public School Construction
- Dept. of General Services
- Robert Sleppy
- Environmental Services Section
- Dept. of Health Services
- Veronica Rameriz
- Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission
- Debby Eddy
- Office of Emergency Services
- Dennis Castillo
- Governor's Office of Planning & Research
- State Clearinghouse
- Native American Heritage Comm.
- Debbie Treadway

Public Utilities Commission

- Ken Lewis
- State Lands Commission
- Jean Sarino
- Tahoe Regional Planning Agency (TRPA)
- Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
- Sandy Hesnard
- Caltrans - Planning
- Terri Pencovic
- California Highway Patrol
- John Olejnik
- Office of Special Projects
- Housing & Community Development
- Lisa Nichols
- Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
- Rex Jackman
- Caltrans, District 2
- Marcelino Gonzalez
- Caltrans, District 3
- Katherine Eastham
- Caltrans, District 4
- Tim Sable
- Caltrans, District 5
- David Murray
- Caltrans, District 6
- Marc Birnbaum
- Caltrans, District 7
- Cheryl J. Powell

Caltrans, District 8

- Dan Kopulsky
- Caltrans, District 9
- Gayle Rosander
- Caltrans, District 10
- Tom Durmas
- Caltrans, District 11
- Mario Orso
- Caltrans, District 12
- Bob Joseph

Cal EPA

- Air Resources Board
- Airport Projects
- Jim Lerner
- Transportation Projects
- Kurt Karperos
- Industrial Projects
- Mike Tullstrup

California Integrated Waste Management Board

- Sue O'Leary
- State Water Resources Control Board
- Jim Hockenberry
- Division of Financial Assistance
- State Water Resources Control Board
- Student Intern, 401 Water Quality Certification Unit
- Division of Water Quality
- State Water Resources Control Board
- Steven Herrera
- Division of Water Rights
- Dept. of Toxic Substances Control
- CEQA Tracking Center
- Department of Pesticide Regulation

- RWQCB 1
- Cathleen Hudson
- North Coast Region (1)
- RWQCB 2
- Environmental Document Coordinator
- San Francisco Bay Region (2)
- RWQCB 3
- Central Coast Region (3)
- RWQCB 4
- Jonathan Bishop
- Los Angeles Region (4)
- RWQCB 5S
- Central Valley Region (5)
- RWQCB 5F
- Central Valley Region (5)
- Fresno Branch Office
- RWQCB 5R
- Central Valley Region (5)
- Redding Branch Office
- RWQCB 6
- Lahontan Region (6)
- RWQCB 6V
- Lahontan Region (6)
- Victorville Branch Office
- RWQCB 7
- Colorado River Basin Region (7)
- RWQCB 8
- Santa Ana Region (8)
- RWQCB 9
- San Diego Region (9)
- Other



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

September 26, 2005

DISTRICT
BOARD
MEMBERS

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Lou Calcagno
Monterey County

VICE CHAIR:
Tony Campos
Santa Cruz
County

Anna Caballero
Salinas

Butch Lindley
Monterey County

Ila Mettee-
McCutchon
Marina

Reb Monaco
San Benito
County

John Myers
King City

Dennis Norton
Capitola

Ellen Pirie
Santa Cruz
County

Jerry Smith
Monterey County

Mr. Paul Mugan, Senior Planner
Monterey County Planning and Building Inspection
168 West Alisal Street
Second Floor
Salinas, CA 93901

SUBJECT: NOP FOR BOLLENBACHER AND KELTON SUBDIVISION AND
WINERY

Dear Mr. Mugan:

Staff has reviewed the referenced document and has the following recommendations for the air quality analysis:

Operational Emissions

Direct and indirect source emissions (VOC and NO_x) from all proposed operational activities should be quantified and assessed.

Construction Emissions

VOC and NO_x emissions need not be quantified for "typical" construction activity. Staff should be consulted regarding potential construction equipment to be used on the project.

Carbon Monoxide "Hotspots"

If project or cumulative traffic would cause LOS to decline from D or better to E or F, dispersion modeling should be undertaken to determine if carbon monoxide concentrations would violate ambient air quality standards at sensitive receptor locations.

PM₁₀ Emissions

Project operational and construction PM₁₀ emissions should be quantified. If emissions would exceed 82 lb/day, the project would have a significant impact on air quality. However, PM₁₀ modeling could be undertaken to verify or dispute this finding per the District's CEQA Air Quality Guidelines.

Odors and Toxic Air Contaminants

If the project might expose sensitive receptors in adjacent land uses to air quality problems such as odors or toxic air contaminants (e.g., diesel exhaust), the DEIR should include an assessment of these impacts. David Craft of the Engineering Division should be contacted to determine if a risk assessment would be needed. Mr. Craft may be reached by calling 647-9411 x218.

Permits for the Winery

Please contact Lance Ericksen, Manager of the District's Engineering Division, regarding the Authority to Construct and Permit to Operate for the proposed winery.

Mitigation Measures

Mitigation measures should be identified for any significant impacts on air quality. The EIR should quantify the emission reduction effectiveness of each measure, identify agencies responsible for implementation and monitoring, and conclude whether mitigation measures would reduce impacts to levels below significance.

Consistency with Air Quality Management Plan

Project consistency with the 2004 Air Quality Management Plan for the Monterey Bay Region should be addressed. AMBAG should be contacted for a formal consistency determination, which should be included in the DEIR.

The District's CEQA Air Quality Guidelines may be used to prepare the air quality analysis. The Guidelines are available on the District's website – www.mbuapcd.org.

Please call if you have any questions or would like assistance.

Sincerely,



Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

cc: Lance Ericksen, Engineering Division
David Craft, Engineering Division
Todd Muck, AMBAG

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3077
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

September 20, 2005

MON-68-17.19
SCH# 2005091055

Paul Mugan
Monterey County Planning and Building Inspection
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Mugan:

COMMENTS TO BOLLENBACHER AND KELTON – FERRINI RANCH SUBDIVISION

The California Department of Transportation (Department), District 5, Development Review, has reviewed the above referenced project and offers the following comments to consider in preparation of your environmental impact report (EIR).

1. The Department supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.
2. To ensure the traffic study in the Draft EIR includes the information needed by the Department to analyze the impacts (both cumulative and project-specific) of this project, it is recommended that the analysis be prepared in accordance with the Department's *"Guide for the Preparation of Traffic Impact Studies."*
3. Because the Department is responsible for the safety, operations, and maintenance of the State transportation system, our Level of Service (LOS) standards should be used to determine the significance of the project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities. In cases where a State facility is already operating at an unacceptable LOS, *any* additional trips added should be considered a significant cumulative traffic impact, and should be mitigated accordingly.
4. The traffic study should include information on existing traffic volumes within the study area, including the State transportation system, and should be based on recent traffic volumes less than two years old. Counts older than two years cannot be used.

Ferrini Ranch Subdivision – Paul Muga
September 20, 2005
Page 2

5. The methodologies used to calculate the LOS should be consistent with the methods in the current version of the Highway Capacity Manual. All LOS calculations should also be included in the Draft EIR as an appendix made available for review. Additionally, the project trip generation rates should be based on the latest edition of the Institute of Transportation Engineers Trip Generation Report.
6. The traffic study for this project should clearly indicate that in addition to mitigating project-specific impacts, the developer is required to pay their pro-rata share of cumulative impact mitigation per the Transportation Agency for Monterey County (TAMC) Nexus Study for Regional Development Impact Fees.
7. All recommended mitigation on Highway 68 should be consistent with the Monterey County Highway 68 Traffic Improvements Action Plan.

We look forward to receiving the Draft EIR, and providing comments from a more thorough analysis. At that time, we may include comments on other pertinent issues related to environmental justice, water quality, and hydrology.

District 5 staff has been, and will continue to be, committed to working very closely with you to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel. Please don't hesitate to call me at (805) 542-4751.

Sincerely,



JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator

cc: Roger Barnes (D5)
Andy Cook (TAMC)
Ron Lundquist (Monterey DPW)



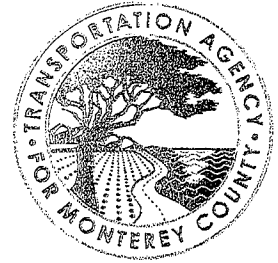
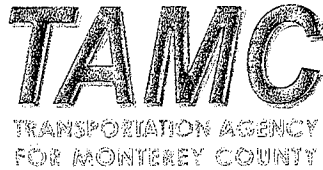
55-B Plaza Circle
Salinas, California 93901
E-mail:
christina@tamcmonterey.org
Phone: (831) 775-4406
Fax: (831) 775-0897

Fax

To: Paul Muga	From: Christina Watson
Fax: (831) 757-9516	Pages: 5
Phone: (831) 755-5025	Date: 10/5/2005
Re: NOP: Ferrini Ranch Subdivision	CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

See attached letter.



Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

October 5, 2005

Paul Mugan
Monterey County Planning and Building Inspection Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

SUBJECT: Comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Ferrini Ranch Subdivision Project.

Dear Mr. Mugan:

Transportation Agency for Monterey County (TAMC) staff has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the proposed Ferrini Ranch Subdivision project. TAMC is the Regional Transportation Planning Agency and Congestion Management Agency for Monterey County.

The project proposes to construct 169 new market rate residential units, as well as 43 inclusionary units in a subdivision adjacent to Highway 68 between River Road and San Benancio Road in the Toro Park area.

TAMC staff offers the following comments for your consideration:

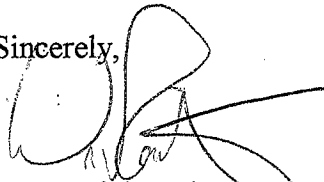
1. The DEIR should analyze the impacts to regional transportation facilities that would be associated with this project, both at a project-specific level, and under "cumulative conditions." TAMC has developed a Regional Development Impact Fee program that accounts for the cumulative regional traffic impacts of development projects on regional roads and highways as described in our agency's *Nexus Study for a Regional Development Impact Fee*. This "Nexus Study" can be accessed from the TAMC website or by contacting the TAMC offices. TAMC requests that this study be used as a resource to address the cumulative traffic impacts associated with this project, **and that the project be required to contribute regional development impact fees on an ad hoc basis as mitigation for cumulative impacts to Highway 68 and the regional roadway network pursuant to CEQA.** Discounted fees should be assessed on the inclusionary units included in the project, consistent with the affordable housing discounts identified in the Nexus Study. The County of Monterey is currently requesting these regional fees from all other development projects in its jurisdiction.

In addition to cumulative regional fees, TAMC supports project-specific mitigations for impacts to regional roadways to address localized access, safety, and operational improvements needed to accommodate development projects. The project-specific impacts to regional roadways and intersections should be identified within a clearly defined study area in the DEIR.

2. The traffic analysis in the Draft EIR should include information on existing traffic volumes within the study area, especially for those roadway segments and intersections on state highways and principal arterials. This information should be based upon recent traffic counts. The existing LOS for each roadway segment and intersection should also be calculated and included in the DEIR.
3. Applicable Level of Service (LOS) standards for each of the roadway segments and intersections on state highways and principle arterials should also be identified in the DEIR. The LOS for each regional roadway segment and intersection should be calculated under project-specific and "cumulative conditions" and included in the DEIR. The roadway performance deficiencies and feasible mitigation measures under both scenarios should be clearly identified.
4. The methodology used to calculate the LOS should be consistent with the methods in the current version of the Highway Capacity Manual (HCM). All LOS calculations should be included in the DEIR as an appendix and made available for public review.
5. TAMC supports accommodation of alternative forms of transportation (rail, bus transit, bicycle and pedestrian transportation), both through the design of transportation facilities, and through the design and orientation of land uses. TAMC recommends that some or all of the attached list of alternative measures be considered and implemented by the project to promote alternatives to automobile travel as a means of easing the impacts of project-related traffic on regional roadways.

Thank you for the opportunity to review this document. If you have any questions, please contact Andrew Cook of my staff at (831) 775-0903.

Sincerely,



Wm. Reichmuth, P.E., Executive Director

Attachment: Samples of Alternative Measures

Cc: Dave Murray, California Department of Transportation (Caltrans) District 5
Ron Lundquist, Monterey County Department of Public Works
Frank Lichtanski, Monterey-Salinas Transit
Nicholas Papadakis, AMBAG
Douglas Quetin, Monterey Bay Unified Air Pollution Control District

SAMPLES OF ALTERNATIVE MEASURES

1. Provide ridesharing, public transportation and nearby licensed child care facility information to tenants/buyers as part of move-in materials.
2. Print transit information on promotional materials.
3. Install bicycle amenities, such as bicycle racks and bicycle lanes.
4. Provide bus pullouts, pedestrian access, transit stops, shelters and amenities as part of the site plan.
5. Provide locked and secure transportation information centers or kiosks with bus route/schedule information, in common areas.
6. Provide pedestrian facilities linking transit stops and common areas.
7. Provide resources for site amenities that reduce vehicular trip making.
8. Park-and-ride facilities.
9. On-site childcare facilities.
10. Shuttle bus service, bus pools or improved transit service as part of the development.
11. Facilities to encourage telecommuting.
12. Pedestrian and bicycle system improvements.
13. Transit oriented design and/or pedestrian oriented design.
14. Provide preferential carpool/vanpool parking spaces.
15. Implement a parking surcharge for single occupant vehicles.
16. Provide shower/locker facilities.
17. Employ or appoint a transportation/rideshare coordinator.
18. Implement a rideshare program.
19. Provide incentives for employees to rideshare or take public transportation.
20. Implement compressed work schedules.

SAMPLES OF STREET AND ROAD IMPROVEMENTS

1. Safety improvements
2. Traffic signal improvements.
3. Traffic signals.
4. Turning or auxiliary lanes.
5. Add travel lanes.
6. Improve highway interchange.
7. Construct interchange.
8. Construct new street or road.

MST

MONTEREY-SALINAS TRANSIT

JOINT POWERS AGENCY MEMBERS:

*City of Carmel-by-the-Sea • City of Del Rey Oaks • City of Marina • City of Monterey • City of Pacific Grove
City of Salinas • City of Seaside • County of Monterey • City of Gonzales (ex. officio)*

October 3, 2005

Mr. Paul Mugan
Senior Planner
County of Monterey
Planning & Building Inspection
168 W. Alisal St.
Salinas, CA 93901

RE: Ferrini Ranch EIR

Dear Mr. Mugan:

Thank you for the opportunity to comment on the Notice of Preparation for a Draft Environmental Impact Report for the proposed Ferrini Ranch project along the Monterey-Salinas Highway. This project is of special concern to MST, as we have recently had to reduce service along this corridor.

On July 30, 2005, MST implemented a service change that included elimination of nearly all Line 21 service between Monterey and Salinas along Highway 68. Currently, we operate only one weekday morning round trip along this corridor and a single westbound one-way trip on weekdays in the afternoon. The low-density development along this corridor has produced little in the way of ridership in recent years, which led MST to eliminate mid-day service in August 2003 and implement this more recent reduction in service this past summer. Most passengers traveling between Monterey and Salinas have chosen Line 20 which travels through Marina, as traffic congestion along Highway 68 has made Line 21's on-time performance the worst of all MST's core bus lines. Additional suburban-style development along Highway 68, including the Ferrini Ranch proposal, will surely worsen the traffic problems unless some mitigation measures are required.

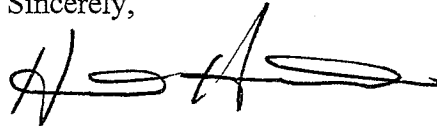
The proposed Ferrini Ranch continues this low-density development pattern along the Highway 68 corridor, which is difficult to serve with public transit. In the DEIR, MST requests that the county require the applicant to conduct a comprehensive evaluation as to how it will address the operational functionality of transit service to, from and within the development. In addition, the county must decide whether it will ask the developer to pay for transit service, or

Paul Mugan
October 3, 2005
Page 2 of 2

allocate more of its state Transportation Development Act Local Transportation Fund dollars to MST to provide this service. Please note that it is not MST's intention to restore service along the Highway 68 corridor using funds generated by the proposed ½-cent sales tax for transportation (if approved by voters).

I believe Denise Duffy and Associates is aware of MST's *Designing for Transit* guidelines, which identify bus stop measurements, bus turning geometrics, and other requirements for a transit-friendly development. If she needs an additional copy of this handbook, please ask her to contact me at 393-8129. And, if you have any questions regarding MST's concerns with the Ferrini Ranch development, please feel free to contact me at the same phone number.

Sincerely,



Hunter Harvath, AICP
Director of Customer Services

- C: Fernando Armenta, *Chairman – MST Board of Directors*
William Reichmuth, *Transportation Authority for Monterey County*
Dave Murray, *California Department of Transportation (Caltrans) District 5*
Ron Lundquist, *Monterey County Department of Public Works*
Nicolas Papadakis, *Association of Monterey Bay Area Governments (AMBAG)*
Douglas Quetin, *Monterey Bay Unified Air Pollution Control District (MBUAPCD)*

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390



September 29, 2005

Paul Mugan
Monterey County Planning and Building Inspection
168 W Alisal Street, Second Street
Salinas, CA 93901

RE: SCH# 2005091055, Bollenbacher and Kelton, Monterey County

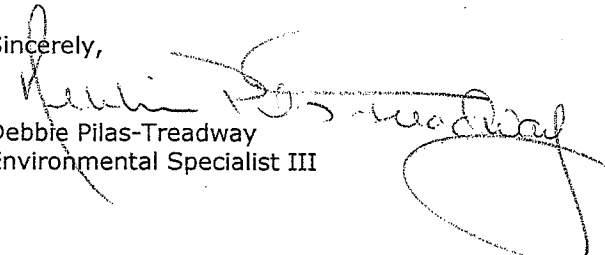
Dear Mr. Mugan:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Requests must be made in writing with the County, Quad map name, township, range and section.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

CC: State Clearinghouse

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

San Benito-Monterey Unit
2221 Garden Road
Monterey, CA 93940
(831) 333-2600



September 28, 2005

Mr. Paul Mugan, Senior Planner
Monterey County Planning and Building Inspection
168 West Alisal Street, Second Street
Salinas, CA 93901

Dear Mr. Mugan:

**Bollenbacher and Kelton Parcels (PLN040758)
SCH # 2005091055**

The following information is provided relative to the Notice of Preparation (NOP) for the Bollenbacher and Kelton draft Environmental Impact Report (EIR). The project consists of an 865.9 acre standard subdivision with 146 residential parcels, open space parcels, 23 market rate clustered units, 43 inclusionary housing units, a winery with associated administrative offices, roadways, infrastructure, utility improvements, bike and hiking trails.

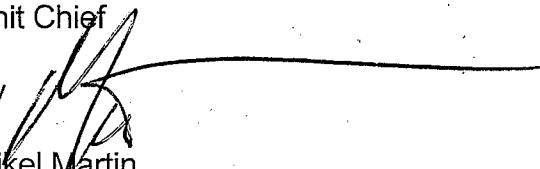
The area involved is designated as State Responsibility Area (SRA) lands overlapped by the Salinas Rural Fire Protection District. The Salinas Rural Fire Protection District will be responsible for establishing access, egress, and construction standards exceeding those under Section 4290 of the Public Resources Code.

If you require further information, please do not hesitate to call our office.

Sincerely,

Sam L. Mazza
Unit Chief

By


Mikel Martin
Division Chief, North Operations

cjr
cc: State Clearinghouse



SANDRA SHEWRY
Director

State of California—Health and Human Services Agency
Department of Health Services
Northern California Drinking Water Field Operations Branch
Monterey District



ARNOLD SCHWARZENEGGER
Governor

October 3, 2005

Paul Muga
Monterey County Planning and Building Department
168 W. Alisal Street, Second Floor
Salinas, CA 93901

Notice of Preparation for the Bollenbacher and Kelton (PLN040758) draft Environmental Impact Report, State Clearinghouse No. 2005091055

The California Department of Health Services, Drinking Water Field Operations Branch (CDHS), Monterey District office, has received and reviewed the above-cited document. The project involves the development of 146 residential lots and 66 units within the Toro Area Plan. We offer the following comments:

1. The CDHS has the responsibility of ensuring that public water systems comply with the Safe Drinking Water Act and other regulations, including the California Waterworks Standards. These statutes and regulations require that water utilities provide an adequate quantity and quality of water to customers. The California Water Service Company (CWSC) provides water service to the existing development in Toro Park, and it would be anticipated that the new development would likewise seek water service from CWSC. The developers should demonstrate the willingness of CWSC to serve the development by obtaining a will-serve letter.
2. The California Waterworks Standards implemented by the CDHS requires water utilities to be able to meet **maximum day demand** through source and storage capacity. As such, the CDHS recommends the EIR evaluate the water supply needs for development based on maximum day water demand records maintained by the CWSC, and the ability of CWSC to meet this demand.
3. It is anticipated that the EIR will identify the need to develop new water supply facilities (well, treatment, storage tanks, and internal water distribution) needed to provide adequate water supply for the project. **The development of new or expanded water supply facilities will be subject to separate environmental review pursuant to the requirements of CEQA if not fully identified and evaluated as part of the proposed EIR.**
4. It should be noted that groundwater in the area of the development has been shown to have high concentrations of arsenic. The water intended to serve the development must comply with all primary drinking water standards, including the federal arsenic standard of 10 ug/L, or treatment provided that can reliably reduce the concentration of contaminants.
5. The EIR should identify any existing wells within the development boundaries and make recommendations for the destruction of such wells for the protection of the groundwater aquifers.

Thank you for the opportunity to comment on the NOP for the Bollenbacher and Kelton draft EIR. If you have any questions regarding these comments, please contact me at (831) 655-6933.

Sincerely,



Betsy S. Lichti, P.E.
District Engineer, Monterey District
DRINKING WATER FIELD OPERATIONS BRANCH

BSL/bl

cc: State Clearinghouse
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CDHS-DWP Environmental Coordinator
Monterey County Environmental Health
California Public Utilities Commission
CWSC-Salinas Hills