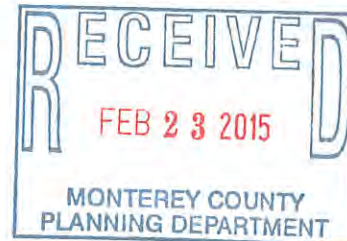


February 20, 2015

Laura Lawrence
RMA Services Manager
168 W. Alisal St., 2nd Floor
Salinas, CA 93901
(831) 755-5148
lawrencel@co.monterey.ca.us



Re: Harper Canyon (Encina Hills) Subdivision

Dear Ms. Lawrence:

We are writing on behalf of our client, Harper Canyon Realty, LLC, in support of its proposed 17-unit subdivision on 344 acres long designated by the County of Monterey for residential uses (the "Project"). As you know, the Board of Supervisors is scheduled to consider the Project at its March 3, 2015 hearing. In connection with that hearing, we are writing to request that you include the attached information in the record of proceedings for the Project. All of these items support the County staff's initial recommendation that the Project be approved. Further, most of the items were previously prepared by or provided to the County in connection with the Ferrini Ranch and Corral de Tierra Shopping Center projects. We have provided hard copies of certain documents and web site addresses for other documents. As for the documents referenced by website addresses on the attached index, we will provide hard copies of these documents to the County upon request.

Thank you for your assistance on this matter. Please do not hesitate to contact me or Mike Cling with any questions concerning this correspondence.

RUTAN & TUCKER, LLP

A handwritten signature in black ink, appearing to read "Matthew D. Francois".

Matthew D. Francois

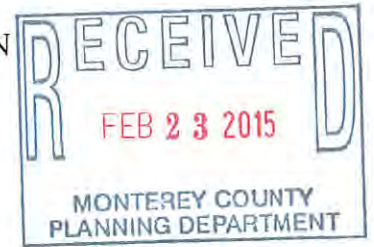
MDF:tw

cc: Mike Cling
Debbie Arvesen

HARPER CANYON (ENCINA HILLS) SUBDIVISION

SUPPLEMENTAL EVIDENTIARY PACKAGE

FEBRUARY 20, 2015



BIOLOGY

- Master Response 3 – Wildlife Corridors, Ferrini Ranch Subdivision Final Environmental Impact Report (September 2014)

TRAFFIC

- Guide for the Preparation of Traffic Impact Studies, Monterey County Public Works Department, October 2003
- Memorandum from Michael Zeller, Senior Transportation Planner, to Board of Directors of Transportation Agency for Monterey County (TAMC), Regarding 2013 Regional Development Impact Fee Update, June 26, 2013
- Regional Development Impact Fee Program Nexus Study Update, TAMC, June 2013, available at: <http://www.tamcmonterey.org/programs/devimpfee/pdf/2013-TAMC-RDIF-Nexus-Study.pdf>
- Regional Development Impact Fee Joint Powers Agency: Regional Fee Implementation Guidelines, TAMC, August 2008 updated October 2009, available at: http://www.tamcmonterey.org/programs/devimpfee/pdf/2009-1028-Fee_Implementation_Guidelines.pdf
- Regional Impact Fee Nexus Study Update, prepared for TAMC by Kimley-Horn & Associates, March 2008

WATER SUPPLY

- Board Report, State of the Salinas Groundwater Basin, County of Monterey, December 10, 2014
- Letter Report from William Halligan (Luhdorff & Scalmanini) to John Ford (RMA-Planning Services Manager, County of Monterey) Regarding Opinions of Impacts on Groundwater Conditions from Proposed Ferrini Ranch Development, Monterey County, November 26, 2014
- “Salinas River Test Project Deemed Success,” *The Californian*, November 6, 2014

- “Rain Pushes Monterey County Year Total Above Normal,” *Monterey Herald*, November 1, 2014
- Water Project Integration to Combat Seawater Intrusion, Presentation by Rob Johnson, Chief of Water Resources Planning, Monterey County Water Resources Agency, to the Monterey County Planning Commission, October 29, 2014
- Memorandum of Understanding Regarding Source Waters and Water Recycling, Monterey Regional Water Pollution Control Agency, Monterey County Water Resources Agency, City of Salinas, Marina Coast Water District, Monterey Peninsula Waste Management District, October 8, 2014
- Master Response 2 – Water Supply and Related Issues, Ferrini Ranch Subdivision Final Environmental Impact Report, September 2014
- Notice of Preparation – Salinas Valley Water Project Phase II, Monterey County Water Resources Agency, June 25, 2014
- 2013 Annual Water Quality Report: Ambler Park, California American Water, June 2014
- Groundwater Summary Report 2012, Monterey County Water Resources Agency, October 2013
- Final 2010 Urban Water Management Plan for the Central Division-Monterey County District, California American Water, September 7, 2012, available at: http://www.amwater.com/files/2010%20UWMP_Monterey%20District_Final.pdf
- 2005 Groundwater Summary Report, Monterey County Water Resources Agency, April 2007
- Salinas Valley Water Project (SVWP), Final Engineer’s Report, January 2003, available at: http://www.mcwra.co.monterey.ca.us/salinas_valley_water_project_I/documents/SVWP%20final_engineers_report.pdf
- SVWP Final EIR/EIS Volumes I and II, June 2002, available at: http://www.mcwra.co.monterey.ca.us/salinas_valley_water_project_I/documents/Final%20EIR-EIS%20SVWP_RTC-Vol%201.pdf; and http://www.mcwra.co.monterey.ca.us/salinas_valley_water_project_I/documents/Final%20EIR-EIS%20SVWP_RTC-Vol%202.pdf

- SVWP Draft EIR/EIS, June 2001, available at:
http://www.mcwra.co.monterey.ca.us/salinas_valley_water_project_I/documents/DEIR_EIS_2001/2001%20SVWP_DEIR_2001.pdf
- SVWP Project Description, January 2001, available at:
http://www.mcwra.co.monterey.ca.us/salinas_valley_water_project_I/salinas_valley_water_project_I.php