

Summary for Electronic Document Submittal

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# 1995123048

Project Title: LaTourette Jeffrey & Monica (LaTourette Subdivision)

Lead Agency: County of Monterey Housing & Community Development - Planning

Contact Name: Anna Ginette Quenga, AICP, Principal Planner

Email: quengaav@countyofmonterey.gov

Phone Number: (831) 755-5175

Project Location: 19945 Pesante Road, Prunedale (Monterey)
City & County

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project consists of the development of the La Tourette subdivision, a 19-lot low-density residential subdivision located in the unincorporated area of northern Monterey County. The Proposed Project consists of a standard subdivision vesting tentative map for the division of a 47.8-acre parcel into 19 residential lots ranging in size from ranging in size from 1.17 to 5.3 acres with an average size of 2.4 acres. The Project also involves the expansion of the existing Woodland Heights Mutual Water System and construction of Project infrastructure, including roads, water and utility lines, and drainage facilities. The Proposed Project consists of 1) standard subdivision vesting tentative map; 2) use permit for expansion of the Woodland Heights Mutual Water System to provide 19 additional water connections necessary for the proposed lots; and 3) use permit for removal of protected trees.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts and mitigation measures can be found listed in Attachment A.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Impacts to air quality as it relates to construction source emission, traffic emissions and consistency with the Air Quality Management Plan.
Impacts to special status flora and fauna species and habitat within the Project site.
Impacts to project-specific and cumulative traffic along U.S. 101 and Pesante Road.
Potential secondary effects associated with the Proposed Project.

Provide a list of responsible or trustee agencies for the project.

N/A

ATTACHMENT A

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION

| Section | Impact | Summary | Significance | Mitigation Measure | Residual Impact |
|--------------------------|--------|--|-------------------------|--|-----------------------|
| 4.3 Biological Resources | BIO-1 | The Proposed Project may result in direct and indirect impacts to special-status plants and wildlife, sensitive habitats, and protected trees. | Potentially Significant | <p>BIO-1a: A deed restriction shall be recorded for each lot establishing conservation easements in all areas outside of the building/sceptic envelopes, utility easements, detention basins, and other areas planned for subdivision improvements to ensure the long-term protection of the maritime chaparral habitat and/or special-status plant species that:</p> <ul style="list-style-type: none"> ▪ Prohibits grading, structures, roads, water tanks, surface or subsurface utility lines, or other activities except as may be necessary to reduce the potential risk of wildfires as outlined in the Conservation Easement Habitat Management and Enhancement Plan (see Mitigation Measure BIO-2c), to implement the Conservation Easement Habitat Management and Enhancement Plan and/or, with the written approval of a biologist and HCD – Planning Services, to locate utility improvements if necessary to avoid other environmental impacts or construction on grades over 25 percent, and if no significant impact to biological resources would result. ▪ Prohibits the property owner from removing native vegetation and trees, including animal grazing, except as may be necessary during an emergency; to implement the Restoration and Management Plan outlined in Mitigation Measure BIO-2b and/or the Conservation Easement Habitat Management and Enhancement Plan outlined in Mitigation Measure BIO-2c (e.g., to restore or maintain the vigor, diversity, and value of the habitat; to remove non-native plants; to reduce the potential risk of wildfires; or to otherwise ensure the long-term maintenance of the habitat); with the written approval of a biologist and HCD – Planning Services, to locate utility improvements if necessary to avoid other environmental impacts or construction on grades over 25 percent, and if no significant impact to biological resources would result; or otherwise deemed necessary unless approved in writing by the HCD – Planning Services; ▪ Prohibits motor vehicle and bicycle use, pets, storage, dumping, or any other activities within the conservation easements that could adversely affect the ecological and scenic importance of these easements; and ▪ Discloses to purchasers the ecological and scenic importance of the conservation easements, the presence of special-status plants, and habitat protection measures implemented as part of the development. <p>Prior to recordation of the final map, the Applicant shall submit to the HCD – Planning Services evidence of the deed restriction consistent with this mitigation measure for review and approval. . The deed restriction shall be recorded concurrently with the Final Map.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-1 | The Proposed Project may result in direct and indirect impacts to special-status plants and wildlife, sensitive habitats, and protected trees. | Potentially Significant | <p>BIO-1b: An Exclusionary Fencing Plan shall be prepared by a qualified biologist in order to avoid impacts to sensitive natural resources and other vegetation that are not planned to be removed or impacted by construction of proposed subdivision improvements (including vegetation removal) and lot development. The Exclusionary Fencing Plan shall include the use of temporary construction fencing or flagging, placed to keep construction vehicles and personnel from impacting special-status plant species (as identified during surveys required by Mitigation Measure BIO-2a below), special-status wildlife habitat (e.g., nesting birds or MDFW nests), and maritime chaparral and other vegetation outside of work limits. The Exclusionary Fencing Plan shall prohibit dumping of spoils, storage of construction materials or equipment, or disposal of construction related materials beyond the fence lines. The Exclusionary Fencing Plan shall also include requirements for supervision of fencing installation and monitoring by a qualified biologist until construction is complete.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit the Exclusionary Fencing Plan, prepared for both subdivision improvements and lot development in accordance with this mitigation, to the HCD – Planning Services for review and approval. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) and lot development, the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to monitor the installation and condition of exclusionary fencing throughout construction. Prior to commencement of vegetation removal, demolition, and/or grading activities, the Applicant shall submit evidence of implementation of the approved Exclusionary Fencing Plan. The Applicant shall submit monthly monitoring reports during construction to the HCD – Planning Services documenting that protective fencing or flagging is intact. The monitoring reports may be combined with the monthly monitoring reports required by Mitigation Measure BIO-1e.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-1 | The Proposed Project may result in direct and indirect impacts to special-status plants and wildlife, sensitive habitats, and protected trees. | Potentially Significant | <p>BIO-1c: The Applicant shall prepare a Landscaping Plan that maximizes the use of locally occurring, native plants. The Applicant shall not use species in landscaping that are listed on the California Invasive Plant Council’s Inventory of Invasive Plants. If irrigation systems are installed, they shall be designed to minimize runoff of irrigation water into adjacent areas of native vegetation subject to the approval of the County.</p> <p>Prior to recordation of the final map, the Applicant shall submit to the HCD – Planning Services evidence that final map includes a note requiring preparation of a Landscaping Plan in accordance with the mitigation above.</p> <p>Prior to the issuance of a building permit for subdivision improvements or lot development, the Applicant shall submit a Landscaping Plan, prepared in accordance with this mitigation, to the HCD – Planning Services for review and approval. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-1 | The Proposed Project may result in direct and indirect impacts to special-status plants and wildlife, sensitive habitats, and protected trees. | Potentially Significant | <p>BIO-1d: A qualified biologist shall conduct an Employee Education Program for the construction crew (including subcontractors) prior to initiation of construction activities for subdivision improvements (including vegetation removal) or lot development. The qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the identification of special-status species and other sensitive natural resources that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded; and 6) the proper procedures if a special-status species is encountered within the project site to avoid impacts.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) or lot development, the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct an Employee Education Program. The Applicant shall also submit a copy of the education program materials to the HCD – Planning Services for review and approval prior to implementation. Within one week of the commencement of these activities, the Applicant shall submit evidence to the HCD – Planning Services documenting that the education program took place. This evidence shall be in the form of a signed list of attendees. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-1 | The Proposed Project may result in direct and indirect impacts to special-status plants and wildlife, sensitive habitats, and protected trees. | Potentially Significant | <p>BIO-1e: The following best management practices (“BMPs”) shall be implemented throughout the duration of construction activities for subdivision improvements (including vegetation removal) and lot development:</p> <ul style="list-style-type: none"> ▪ Grading, excavating, and other activities that involve substantial soil disturbance shall be planned and carried out in consultation with a qualified hydrologist, engineer, or erosion control specialist, and shall utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation. ▪ To prevent inadvertent entrapment of special-status wildlife species during project construction, all excavated, steep-walled holes or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. For holes and trenches that it is infeasible to cover, the sidewalls may be a 2:1 slope or greater, or ramps may be placed to allow animals to escape. ▪ Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including special-status species. ▪ Because dusk and dawn are often the times when many special-status wildlife species are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise. ▪ All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of weekly. Following construction, all trash and construction debris shall be removed from work areas. ▪ No construction equipment shall be stored, serviced, or fueled outside of designated staging areas. ▪ No pets or firearms shall be allowed on the project site during construction. ▪ The qualified biologist and the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the proposed project. <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) and lot development, the Applicant shall include the requirements of this mitigation measure as notes on the construction drawings. During all construction activities, the Applicant shall submit monthly monitoring reports to the HCD – Planning Services summarizing daily construction activities and environmental compliance. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-2 | The Proposed Project may result in direct impacts to Hickman's onion, Anderson's manzanita, Hooker's manzanita, Pajaro manzanita, sandmat manzanita, Monterey spineflower, Eastwood's goldenbush, Kellogg's horkelia, marsh microseris, northern curly-leaved monardella, Dudley's lousewort, Yadon's rein orchid, saline clover, and Choris's popcornflower, if present within or directly adjacent to the construction footprint. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1e , above. | Less than Significant |
| 4.3 Biological Resources | BIO-2 | The Proposed Project may result in direct impacts to Hickman's onion, Anderson's manzanita, Hooker's manzanita, Pajaro manzanita, sandmat manzanita, Monterey spineflower, Eastwood's goldenbush, Kellogg's horkelia, marsh microseris, northern curly-leaved monardella, Dudley's lousewort, Yadon's rein orchid, saline clover, and Choris's popcornflower, if present within or directly adjacent to the construction footprint. | Potentially Significant | BIO-2a: Prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal), a qualified biologist shall conduct focused botanical surveys with areas of the project site that would be impacted due to ground disturbing activities (e.g., building envelopes, septic envelopes, roadways, driveways, and other areas disturbed in connection with the construction of subdivision improvements) for Hickman's onion, Anderson's manzanita, Hooker's manzanita, Pajaro manzanita, sandmat manzanita, Monterey spineflower, Eastwood's goldenbush, Kellogg's horkelia, marsh microseris, northern curly-leaved monardella, Dudley's lousewort, Yadon's rein orchid, saline clover, and Choris's popcornflower. The surveys shall be conducted during the appropriate blooming periods for these species, as determined by the qualified biologist, in areas that offer suitable habitat. The results of the surveys shall be documented in a supplemental report. All special-status plant species shall be avoided to the greatest extent possible, as outlined in Mitigation Measures BIO-1a, BIO-1b, and BIO-1d . For special-status plant species that cannot be avoided, Mitigation Measure BIO-2b shall be implemented. Prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit the results of focused botanical surveys to the HCD – Planning Services for review and approval. | Less than Significant |

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| 4.3 Biological Resources | BIO-2 | The Proposed Project may result in direct impacts to Hickman's onion, Anderson's manzanita, Hooker's manzanita, Pajaro manzanita, sandmat manzanita, Monterey spineflower, Eastwood's goldenbush, Kellogg's horkelia, marsh microseris, northern curly-leaved monardella, Dudley's lousewort, Yadon's rein orchid, saline clover, and Choris's popcornflower, if present within or directly adjacent to the construction footprint. | Potentially Significant | <p>BIO-2b: Prior to recordation of the final map, impacts to special-status plant species and maritime chaparral shall be quantified based on the results of focused special-status plant surveys conducted in accordance with Mitigation Measure BIO-2a and habitat surveys conducted in accordance with Mitigation Measure BIO-7a. Impacts to special-status plant species shall be mitigated at a 3:1 ratio for individuals impacted or area impacted, as deemed appropriate by a qualified biologist or restoration specialist. To ensure that no net loss of maritime chaparral habitat as a result of the project, maritime chaparral impacts shall be mitigated through preservation of habitat, restoration of habitat, or a combination of both preservation and restoration. Habitat preservation shall be mitigated at a 2:1 ratio for area impacted, while habitat restoration shall be at a 1:1 ratio for area impacted. Habitat preservation can be satisfied through establishment of conservation easements, as identified in Mitigation Measure BIO-1a. The mitigation site(s) for special-status plants and maritime chaparral may be located on- or off-site, or a combination thereof and may be overlapping, as appropriate.</p> <p>A Restoration and Management Plan shall be prepared by a qualified biologist prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal) that mitigates for all impacted special-status plant species and maritime chaparral habitat at the ratios identified above. The Restoration and Management Plan shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> ▪ a detailed description of on-site and/or off-site mitigation areas; ▪ timing for initiation of Plan activities; ▪ plant source material, including any soil bank salvage; ▪ seeding and planting specifications, including propagation of special-status plant species from on-site stock to supplement the existing populations, as appropriate; ▪ a monitoring program that describes annual monitoring efforts which incorporate success criteria and contingency plans if success criteria are not met; and ▪ frequency and format of monitoring reports to be submitted to the County. <p>The Restoration and Management Plan shall not be terminated until there is verification from a qualified biologist and County staff that such measures have been successfully implemented. The mitigation areas shall be preserved through establishment of conservation easements (as outlined in Mitigation Measure BIO-1b for on-site mitigation). Funding for implementation of this mitigation shall be secured prior to the issuance of any grading, demolition, or building permit for the subdivision improvements.</p> <p>Prior to the recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall retain a qualified biologist to quantify impacts to special-status plant species and maritime chaparral habitat, and submit a Restoration and Management Plan to the HCD – Planning Services for review and approval.</p> <p>The Applicant shall arrange for a qualified biologist to implement the Restoration and Management Plan. The biologist shall submit monitoring reports to the HCD – Planning Services for review and approval in accordance with the timelines specified in the Restoration and Management Plan.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-2 | The Proposed Project may result in direct impacts to Hickman's onion, Anderson's manzanita, Hooker's manzanita, Pajaro manzanita, sandmat manzanita, Monterey spineflower, Eastwood's goldenbush, Kellogg's horkelia, marsh microseris, northern curly-leaved monardella, Dudley's lousewort, Yadon's rein orchid, saline clover, and Choris's popcornflower, if present within or directly adjacent to the construction footprint. | Potentially Significant | <p>BIO-2c: Prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall retain a qualified biologist or restoration specialist to prepare a long-term Conservation Easement Habitat Management and Enhancement Plan for the conservation easement areas. The Plan shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> ▪ identification of parties responsible for implementation and management of the Plan; ▪ timing for initiation of Plan activities; ▪ identification of all competing non-native species, particularly invasive plant species; ▪ techniques for removing the competing species; ▪ specificity of measures for restoration of disturbed areas with locally-occurring native species in all appropriate areas; ▪ propagation of native plant species from on-site stock to supplement the existing populations, as appropriate; ▪ specificity of measures for vegetation removal to reduce wildfire risk in accordance with local and state policies, including, but not limited to, measures to avoid removal of special-status plant species or loss of maritime chaparral and oak woodland habitat to the extent feasible; ▪ applicable measures from the 2006 Staub FMP and 2021 DD&A FMP for tree protection during management and enhancement activities and oak woodland management; ▪ details of a monitoring plan that contain success criteria and adaptive management measures if those criteria are not met; ▪ frequency and format of monitoring reports to be submitted to the County; and ▪ identification of a funding mechanism for the monitoring and adaptive management components of the plan. <p>Prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit a Conservation Easement Habitat Management and Enhancement Plan, demonstrating consistency with this mitigation measure, to the HCD – Planning Services for review and approval.</p> <p>The Applicant shall contract with a qualified biologist to implement the Conservation Easement Habitat Management and Enhancement Plan. The biologist shall submit an annual letter report to the HCD – Planning Services documenting the ongoing maintenance and protection of the conservation easement areas. If annual monitoring finds that success criteria are not being met, an analysis of the cause(s) of failure shall be prepared by the qualified biologist and if determined necessary, remedial actions will occur. The analysis of the cause(s) of failure and adaptive management plan shall be included in the annual report to the County. The County shall be responsible for reviewing the annual reports to ensure that the Applicant has implemented the habitat protection and maintenance measures specified in the Conservation Easement Habitat Management and Enhancement Plan.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-3 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of pallid bat, Townsend's big-eared bat, Monterey dusky-footed woodrat, and mountain lion, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1e and BIO- 2b through BIO-2c , above. See also, BIO-9a through BIO-9b , below. | Less than Significant |

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| 4.3 Biological Resources | BIO-3 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of pallid bat, Townsend's big-eared bat, Monterey dusky-footed woodrat, and mountain lion, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-3a: To the extent practical, limbing/tree removal operations and demolition of abandoned buildings should occur between September 15 and November 1 to avoid bat maternity roosts and winter hibernacula. If tree limbing/tree removal or demolition of abandoned buildings must occur outside the period of September 15 through November 1 a survey for bats shall be conducted by a qualified biologist.</p> <p>Prior to initiation of construction related activities for subdivision improvements (including vegetation removal) and lot development, a qualified biologist shall conduct a pre-construction survey for bats within development areas of the project site (i.e., building/septic envelopes, roadways, driveways, and other areas disturbed in connection with the construction of subdivision improvements) and a 50 foot buffer as follows:</p> <ul style="list-style-type: none"> ▪ The biologist shall determine if bats are utilizing the development areas or areas within 50 feet for roosting. For any trees/snags/buildings that could provide roosting space for cavity or foliage-roosting bats, potential bat roost features shall be evaluated to determine if bats are present. Visual inspection and/or acoustic surveys shall be utilized as initial techniques. If no roosting bats are found, no additional measures are necessary. If roosting bats are found, the following shall be implemented: <ul style="list-style-type: none"> ○ The biologist shall develop and implement acceptable passive exclusion methods based on CDFW recommendations. If feasible, exclusion shall take place during the appropriate windows (September 15 and November 1) to avoid harming bat maternity roosts and/or winter hibernacula. (Authorization from CDFW is required to evict winter hibernacula for bats). ○ If established maternity colonies are found, in coordination with CDFW, a buffer shall be established around the colony to protect pre-volant young from construction disturbances until the young can fly; or implement other measures acceptable to CDFW. ○ If a tree is determined not to be an active roost site for roosting bats, it may be immediately limbed or removed as follows: If foliage roosting bats are determined to be present within the development areas or within 50 feet, limbs shall be lowered, inspected for bats by a bat biologist, and chipped immediately or moved to a dump site. Alternately, limbs may be lowered and left on the ground until the following day, when they can be chipped or moved to a dump site. No logs or tree sections shall be dropped on downed limbs or limb piles that have not been in place since the previous day. <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) and lot development, if these activities are scheduled to occur within the bat reproductive season described above, the Applicant shall submit the results of site surveys characterizing special-status bat utilization within the project site to the HCD – Planning Services. If the results of the bat habitat characterizations surveys determine that an active special-status bat roost is present within the project site, the Applicant shall also submit the results of pre-construction bat surveys, conducted in accordance with this mitigation, and any recommended exclusion techniques to the HCD – Planning Services for review and approval. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-3 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of pallid bat, Townsend's big-eared bat, Monterey dusky-footed woodrat, and mountain lion, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-3b: No more than seven days prior to construction activities for subdivision improvements (including vegetation removal) and lot development, a qualified biologist will conduct pre-construction surveys for MDFW nests within the development areas and in a buffer zone 25 feet out from the development areas, where feasible. If no MDFW nests are found, no additional measures are necessary. All nests within 25 feet of the development areas shall be flagged for avoidance and protected during project activities to the greatest extent feasible. Nests that cannot be avoided shall be manually deconstructed by a qualified biologist prior to land clearing activities to allow animals to escape harm. To the extent feasible, dismantling shall occur outside of the typical breeding season. If a litter of young is found or suspected, nest material shall be replaced, and the nest shall be left in place. A qualified biologist shall check on the nest to determine if the young are capable of independent survival before proceeding with nest dismantling.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) and lot development, the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct pre-construction surveys for MDFW. Within one week of the commencement of these activities, the Applicant shall submit the results of pre-construction surveys to HCD – Planning Services for review and shall identify in the submittal if any MDFW nests were manually deconstructed. The Applicant shall submit monthly monitoring reports during construction to the HCD – Planning Services documenting that protective fencing or flagging is intact in accordance with the Exclusionary Fencing Plan outlined in Mitigation Measure BIO-1b. The monitoring reports may be combined with the monthly monitoring reports required by Mitigation Measure BIO-1e. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-4 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of California tiger salamander, California red-legged frog, Coast Range newt, California legless lizard, and coast horned lizard, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1b , above. | Less than Significant |
| 4.3 Biological Resources | BIO-4 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of California tiger salamander, California red-legged frog, Coast Range newt, California legless lizard, and coast horned lizard, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-4a: The Applicant shall comply with the ESA and CESA and contact the agencies to solicit concurrence that the project (including subdivision improvements and lot development) will not result in take or to acquire take authorization. Take authorization may require the Applicant to retain a qualified biologist to prepare a mitigation plan, which will include, but is not limited to, identifying avoidance and minimization measures, a mitigation strategy, and funding assurances. The Applicant will be required to implement the approved plan and any additional permit requirements.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation and rough grading of proposed building/septic envelopes), the Applicant shall submit to the HCD – Planning Services evidence from the USFWS and CDFW of concurrence that the project (including subdivision improvements and lot development) will not result in take or issuance of take authorization. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-4 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of California tiger salamander, California red-legged frog, Coast Range newt, California legless lizard, and coast horned lizard, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-4b: A qualified biologist shall survey the work area and immediately adjacent areas 48 hours before and the morning of the onset of vegetation removal, demolition activities, and/or ground-disturbing activities (associated with both subdivision improvements and lot development) for the presence of CTS, CRLF, Coast Range newt, California legless lizard, and/or coast horned lizard. If a Coast Range newt, California legless lizard, or coast horned lizard are identified within the project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If any life stage of CTS or CRLF is observed and take authorization has been acquired, relocation measures, as defined in applicable permits, shall be followed. If any life stage of CTS or CRLF is observed and take authorization has not been acquired, vegetation removal, grading and/or construction activities shall not commence until the Service and/or CDFW are consulted, and appropriate actions are taken to allow project activities to begin.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct pre-construction surveys for CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard. Within one week of the commencement of these activities, the Applicant shall submit the results of pre-construction surveys, including any consultation with the Service and/or CDFW, to HCD – Planning Services for review. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-4 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of California tiger salamander, California red-legged frog, Coast Range newt, California legless lizard, and coast horned lizard, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-4c: During demolition, ground disturbing activities, and vegetation removal for the construction of subdivision improvements and lot development, a qualified biologist shall survey appropriate areas of the construction site daily before the onset of work activities for the presence of CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard. The qualified biologist shall remain on site until all initial ground disturbing activities (for both subdivision improvements and lot development) are completed. If a Coast Range newt, California legless lizard, or coast horned lizard is identified within the project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If any life stage of CTS or CRLF is observed and take authorization has been acquired, relocation measures as defined in applicable permits shall be followed. If any life stage of CTS and/or CRLF is found and these individuals are likely to be killed or injured by work activities and take authorization has not been acquired, work shall stop and the Service and/or CDFW shall be contacted. Work activities shall not resume until the Service and/or CDFW is consulted and appropriate actions are taken to allow project activities to continue.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct construction-phase surveys and monitoring for CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard. The Applicant shall submit monthly monitoring reports during demolition, vegetation removal, and initial ground-disturbing activities (for both the subdivision improvements and lot development) to the HCD – Planning Services documenting the results of daily CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard surveys and any consultation with the Service and/or CDFW. The monitoring reports may be combined with the monthly monitoring reports required by Mitigation Measure BIO-1e. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-4 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of California tiger salamander, California red-legged frog, Coast Range newt, California legless lizard, and coast horned lizard, if present within the Project site, and in disturbance and loss of habitat. | Potentially Significant | <p>BIO-4d: After demolition, vegetation removal, and initial ground disturbing activities for the subdivision improvements and lot development are complete, or earlier if determined appropriate by the qualified biologist, the qualified biologist shall designate a construction monitor (a member of the construction crew) to oversee on-site compliance with all avoidance and minimization measures. The qualified biologist shall ensure that this construction monitor receives sufficient training in the identification of CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard. Thereafter the qualified biologist shall monitor the site at least weekly for the duration of ground-disturbing activities, then at least monthly following ground-disturbing activities to ensure compliance with all protective measures. The construction monitor and the qualified biologist shall be authorized to stop work if the avoidance and/or minimization measures are not being followed. If work is stopped due to the presence of CTS and/or CRLF and take authorization has not been acquired, the Service and/or CDFW shall be notified, and activities will not resume until the Service and/or CDFW are consulted and appropriate actions are taken to allow project activities to continue.</p> <p>Within one week of the qualified biologist designating a construction monitor to oversee on-site environmental compliance, the Applicant shall submit evidence to the HCD – Planning Services documenting that the construction monitor was sufficiently trained in the identification of CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard and the avoidance and minimization measures that are applicable to these species. The Applicant shall submit monthly monitoring reports during construction to the HCD – Planning Services documenting the results of daily CTS, CRLF, Coast Range newt, California legless lizard, and coast horned lizard monitoring, and any consultation with the Service and/or CDFW. The monitoring reports may be combined with the monthly monitoring reports required by Mitigation Measure BIO-1e. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-5 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of raptors and other nesting birds, including, but not limited to, the special-status white-tailed kite and loggerhead shrike. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1e, above. | Less than Significant |

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| 4.3 Biological Resources | BIO-5 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of raptors and other nesting birds, including, but not limited to, the special-status white-tailed kite and loggerhead shrike. | Potentially Significant | <p>BIO-5a: To avoid impacts to nesting birds, vegetation removal, demolition activities, and construction shall commence prior to the nesting season (February 1 through September 15). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within 15 days prior to the commencement of these activities in all areas that may provide suitable nesting habitat within 300 feet of the project boundary. If nesting birds are identified during the pre-construction survey, an appropriate buffer, as identified by the qualified biologist, shall be imposed within which no construction activities or disturbance will take place, in accordance with the Exclusionary Fencing Plan prepared as part of Mitigation Measure BIO-1b. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 15 (when young are assumed fledged). If construction is halted for more than two weeks during the nesting season, a qualified biologist shall re-survey the project site prior to reinitiation of construction.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal) and lot development, if construction is scheduled to occur within the nesting bird season described above, the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct pre-construction surveys for nesting birds. Within one week of the commencement of construction, or reinitiation of construction delayed for two weeks or more during the nesting season, the Applicant shall submit the results of pre-construction surveys, if applicable, to HCD – Planning Services for review. The Applicant shall identify in the submittal if any nesting birds were identified and if any no disturbance buffer was imposed in accordance with the Exclusionary Fencing Plan prepared as part of Mitigation Measure BIO-1b. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-6 | The Proposed Project would require grading, excavation, and other activities that may result in mortality or disturbance of Crotch's Bumble Bee and Western Bumble Bee, and in disturbance and loss of habitat, if present within the project site. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1e , above. | Less than Significant |
| 4.3 Biological Resources | BIO-6 | The Proposed Project would require grading, excavation, and other activities that may result in: 1) mortality or disturbance of Crotch's Bumble Bee and Western Bumble Bee, if present within the Project site; and, 2) disturbance and loss of Crotch's Bumble Bee and Western Bumble Bee habitat. | Potentially Significant | <p>BIO-6a: A qualified biologist shall conduct surveys for CBB and WBB individuals and active colonies in accordance with CDFW's <i>Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species</i> or the most current CDFW survey guidelines. The surveys shall be conducted within areas of appropriate habitat (foraging, nesting, and overwintering) that will be impacted by the Proposed Project and, where feasible, an approximate 50-foot buffer of those areas. Surveys shall occur during the CBB and WBB life cycle when floral resources are present (ideally during peak bloom), on sunny days with wind speeds below eight miles per hour, and at least two hours after sunrise and three hours before sunset. The surveys shall be conducted no more than two years prior to initiation of construction. If no CBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed during the surveys, then no additional mitigation is necessary. If CBB or WBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with Mitigation Measure BIO-4a.</p> <p>Prior to the issuance of a grading permit, demolition permit, and/or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit evidence to the HCD – Planning Services that a qualified biologist has been retained to conduct surveys for CBB and WBB. The Applicant shall submit a survey report to the HCD – Planning Services documenting the results of CBB and WBB surveys and any consultation with CDFW, as outlined in Mitigation Measure BIO-4a. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision.</p> | Less than Significant |

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| 4.3 Biological Resources | BIO-7 | The Proposed Project would require grading, excavation, and other activities that may result in a permanent loss or disturbance of sensitive maritime chaparral habitat. | Potentially Significant | Please see Mitigation Measures BIO-1a through BIO-1e , BIO-2b through BIO-2c , above. | Less than Significant |
| 4.3 Biological Resources | BIO-7 | The Proposed Project would require grading, excavation, and other activities that may result in a permanent loss or disturbance of sensitive maritime chaparral habitat. | Potentially Significant | BIO-7a: Prior to recordation of the final map, a qualified biologist shall conduct habitat surveys of the project site to map the current extent of sensitive maritime chaparral habitat. The results of the survey shall be documented in a survey report. Avoidance of maritime chaparral habitat shall be implemented, as outlined in Mitigation Measure BIO-1a , BIO-1b , and BIO-2d . For maritime chaparral habitat that cannot be avoided, Mitigation Measure BIO-2c shall be implemented. Prior to the recordation of the final map), the Applicant shall submit to the HCD – Planning Services for review and approval the results of a habitat survey that includes mapping of sensitive maritime chaparral habitat. | Less than Significant |
| 4.3 Biological Resources | BIO-9 | The Proposed Project would require the removal of native trees (coast live oaks) and non-native trees (Monterey pine) within the development areas. Construction activities may result in impacts to trees not planned for removal. | Potentially Significant | BIO-9a: Avoidance of oak woodland and individual oak trees should be considered during the design stage for all aspects of the project in order to retain the healthy contiguous stands of the oak woodland resources within the project site. Prior to recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall retain a certified Arborist or Forester to prepare a Final FMP that identifies trees within the development areas, inventories trees necessary for removal, and outlines necessary components of the Tree Replacement Plan, as identified in Mitigation Measure BIO-9b , to ensure the long-term overall health of the forest. The Final FMP shall include, but not be limited to, the relevant BMPs for work near trees identified in the Staub 2006 FMP (Appendix D) or as updated in the DD&A 2021 FMP (Appendix E). A note shall be placed on the construction drawings identifying the site-specific BMPs. Prior to the recordation of the final map or initiation of subdivision improvements (including vegetation removal), the Applicant shall retain a certified Arborist or Forester to prepare a Final FMP to determine site-specific recommendations and requirements. These recommendations may include, but are not limited to, utilization of existing trees, minimization of impacts to existing oaks, installation of screening trees, avoidance of landmark sized trees, avoidance of slopes greater than 30%, and analyzing impacts to soil from erosion. The Final FMP shall be submitted to the HCD – Planning Services for review and approval. Prior to the issuance of a use permit to remove native coast live oak trees, demolition permit, grading permit, or initiation of subdivision improvements (including vegetation removal), the Applicant shall submit evidence to the HCD – Planning Services that the applicable measures in the Final FMP have been added to the construction plans. | Less than Significant |

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| 4.3 Biological Resources | BIO-9 | The Proposed Project would require the removal of native trees (coast live oaks) and non-native trees (Monterey pine) within the development areas. Construction activities may result in impacts to trees not planned for removal. | Potentially Significant | <p>BIO-9b: Where tree avoidance is not feasible, tree replacement shall be implemented. All coast live oak and Monterey pine trees 6 inches or larger shall be replaced on a 1:1 basis by planting or transplanting trees in areas of suitable soil as determined appropriate by a qualified professional forester, arborist, or horticulturist. A Tree Replacement Plan shall be prepared by a qualified professional forester, arborist, or horticulturist prior to recordation of the final map. The plan shall be subject to review and approval by the HCD – Planning Services and will include the following:</p> <ul style="list-style-type: none"> ▪ Identify tree planting areas with suitable soils that will also fulfill project landscape plans and visual screening objectives, as feasible. ▪ Identify monitoring requirements, such as a site inspection at the end of the first winter after planting to confirm numbers, species of replacement, and locations of plantings. Annual inspections over five years shall confirm the objective of the plan, such as the survivability of the plantings, and the percentage of healthy trees. ▪ At least 70 percent of the plantings shall be established/surviving by five years or monitoring (and replacement) shall continue until compliance is achieved. ▪ The location and species of all required replacement trees planted shall be mapped so they can be monitored for over the five-year period. The monitoring period shall be extended for individual trees that die or are in poor health and must be replaced. ▪ Transplanting of onsite native seedlings within construction areas and protection of those occurring near construction areas to maintain natural diversity and adaptation. ▪ All replacement trees shall be of local genetic stock. ▪ Replanting should avoid open spaces where currently there are no trees unless there is evidence of soil deep enough and of good enough quality to support the plantings. ▪ Most replacement shall be of a small size (cell or one gallon) as studies have shown that small trees more readily adapt to a site and grow larger over the mid-to long-term. ▪ Provide an adaptive management scenario if the success criteria are not being met. ▪ Require that tree removal of native oaks and pines 6 inches or larger for future lot construction be subject to County approval and appropriate tree replacement. <p>Prior to the recordation of the final map or implementation of subdivision improvements (including vegetation removal) the Applicant shall submit to the HCD – Planning Services a Tree Replacement Plan prepared by a qualified professional forester, arborist, or horticulturalist for review and approval and evidence that final map includes a note requiring implementation of the Tree Replacement Plan described in the mitigation above.</p> | Less than Significant |
| 4.3 Biological Resources | BIO-9 | The Proposed Project would require the removal of native trees (coast live oaks) and non-native trees (Monterey pine) within the development areas. Construction activities may result in impacts to trees not planned for removal. | Potentially Significant | <p>BIO-9c: To ensure that impacts to trees which are not proposed for removal are avoided or minimized to the greatest extent feasible, the best management practices (“BMPs”) for work near trees identified in the Final FMP (prepared in accordance with Mitigation Measure BIO-9a) shall be implemented during construction. A note shall be placed on the construction drawings identifying these BMPs. A qualified biologist or arborist shall monitor all vegetation removal, demolition activities, and ground disturbing activities for the construction of subdivision improvements and lot development, and then conduct weekly monitoring throughout the duration of construction to ensure that the BMPs are implemented.</p> <p>Prior to the issuance of a grading permit for the construction of subdivision improvements or lot development, the Applicant shall submit evidence to the HCD – Planning Services that the BMPs have been added to the construction plans and that a qualified biologist or arborist has been retained to monitor the project throughout the duration of construction. The Applicant shall submit monthly report during construction to the HCD – Planning Services documenting adherence to the BMPs. This mitigation measure applies to the construction of subdivision improvements and future residential buildout of the subdivision</p> | Less than Significant |

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| 4.4 Cultural and Tribal Resources | CR-2 | Construction of the Project may result in the discovery and disturbance of unknown archaeological resources, and/or tribal cultural resources. | Potentially Significant | CR-2a: Prior to the issuance of any grading or building permits, the Applicant shall submit evidence (i.e., a contract) demonstrating that the Applicant has retained a qualified archaeologist to monitor ground disturbing activities. To minimize potential impacts to previously unknown or subsurface historical or archaeological resources, a qualified archaeologist shall monitor all major ground-disturbing activities associated with the construction of subdivision improvements and grading of proposed building envelopes. All work shall stop if a cultural resource is discovered during construction. If archaeological resources or human remains are discovered during any construction, work shall be halted within 50 meters (±160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented, with the concurrence of the Lead Agency. The County Coroner shall be notified in accordance with provisions of Public Resources Code 5097.98-99 in the event human remains are found and the Native American Heritage Commission shall be notified in accordance with the provisions of Public Resources Code section 5097 if the remains are determined to be of Native American origin. The Applicant shall submit a signed contract with the qualified professional archaeologist incorporating the requirement of this mitigation to the HCD – Planning Services for review and approval. The applicant shall also submit on-going monitoring reports from the archaeologist to HCD – Planning Services in accordance with the contract requirements. | Less than Significant |
| 4.4 Cultural and Tribal Resources | CR-3 | The Proposed Project could potentially affect human remains, including those interred outside of formal cemeteries. | Potentially Significant | Please see Mitigation Measure CR-2a , above. | Less than Significant |
| 4.4 Cultural and Tribal Resources | CR-4 | The Proposed Project would result in ground disturbing activities. As a result, the Proposed Project could potentially affect a tribal cultural resource, defined in Public Resource Code section 21074 and that is listed or eligible for listing in the California Register of Historical Resources, or a local register of historical resources defined in Public Resources Code section 5020.1(k) and 5024.1(c). | Potentially Significant | Please see Mitigation Measure CR-2a , above. | Less than Significant |
| 4.6 Geology and Soils | GS-1 | Seismic ground shaking at the Project site may occur during the next major earthquake on a regional fault system. Such shaking can cause severe damage to or collapse of building or other Project facilities and may expose people to injury or death. The Project site is in a seismically active region and could expose people and structures to potential adverse effects. | Potentially Significant | GS-1: Prior to the issuance of any grading or building permit, the Applicant shall submit a design-level geotechnical report that is consistent with the most current version of the California Building Code in effect at the time of building permit issuance. The design-level geotechnical report shall consider previous recommendations contained in the Preliminary Geologic and Geotechnical Report prepared by HKA (2004) and shall provide additional site-specific recommendations, where appropriate. The project-specific geotechnical analysis shall be performed by a registered professional engineer with geotechnical expertise, and all recommendations incorporated into final design plans, subject to review of the County of Monterey – HCD Planning. The requirements of this mitigation measure shall be included as a “Note” on the final map and shall also be included as a “Note” on all subdivision improvement plans. | Less than Significant |

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| 4.6 Geology and Soils | GS-2 | Construction of the Project could result in substantial soil erosion or loss of topsoil. Extensive grading on the site to facilitate the Project-related infrastructure could result in substantial erosion or loss of topsoil. | Potentially Significant | <p>GS-2a: Prior to the issuance of any grading permit for proposed subdivision improvements and grading of the proposed building envelopes, the Applicant shall submit an Erosion Control Plan and a Storm Water Pollution Prevention Plan (“SWPPP”) prepared in accordance with Regional Water Quality Control Board standards to the County of Monterey for review. The Erosion Control Plan and SWPPP shall document best management practices to be implemented to ensure that contaminated runoff and sediment are minimized during site preparation, construction, and post-construction periods. The Erosion Control Plan and SWPPP shall incorporate best management practices consistent with the requirements of the National Pollutant Discharge Elimination System (“NPDES”) and Monterey County Code section 16.12.80, Land Clearing.</p> <p>Prior to the issuance of any grading permit, the Applicant shall submit an Erosion Control Plan and a copy of the approved SWPPP, including the Waste Discharge Identification Number, to County of Monterey HCD – Environmental Services for review and approval. The requirements of this mitigation measure shall be included as a “Note” on the final map and shall also be included as a “Note” on all subdivision improvement plans.</p> | Less than Significant |
| 4.6 Geology and Soils | GS-2 | Construction of the Project could result in substantial soil erosion or loss of topsoil. Extensive grading on the site to facilitate the Project-related infrastructure could result in substantial erosion or loss of topsoil. | Potentially Significant | <p>GS-2b: Prior to the issuance of any grading and building permits for each residential lot and subdivision improvements, the Applicant shall submit a re-vegetation and landscaping plan prepared by a qualified landscape architect. All replanting shall consist of native and drought tolerant plants that shall be subject to the review and approval of County of Monterey HCD-Planning. The re-vegetation and landscaping plan shall indicate where areas disturbed by grading shall be stabilized with landscaping vegetative cover. This re-vegetative and landscaping plan is subject to the review and approval of the County of Monterey HCD-Planning. The requirements of this mitigation measure shall be included as a “Note” on the final map and shall also be included as a “Note” on all subdivision improvement plans.</p> | Less than Significant |
| 4.6 Geology and Soils | GS-3 | The Proposed Project could result in potential geologic hazards due to soils that are unstable or could become unstable as a result of landslides, lateral spreading, expansive soils, liquefaction, and localized subsidence. While the Proposed Project would likely not result in on-or-off site landslides or induce lateral spreading, there is risk of subsidence, liquefaction, and collapse in isolated areas. | Potentially Significant | Please see Mitigation Measures GS-1 , GS-2a , and GS-2b above. | Less than Significant |
| 4.6 Geology and Soils | GS-3 | The Proposed Project could result in potential geologic hazards due to soils that are unstable or could become unstable as a result of landslides, lateral spreading, expansive soils, liquefaction, and localized subsidence. While the Proposed Project would likely not result in on-or-off site landslides or induce lateral spreading, there is risk of subsidence, liquefaction, and collapse in isolated areas. | Potentially Significant | <p>GS-3: Prior to issuance of any grading or building permit, the Applicant shall submit a site-specific/design-level Supplemental Liquefaction Investigation prepared in accordance with the California Department of Mines & Geology Special Publication 117. The Supplemental Liquefaction Investigation shall include in its analysis the approved drainage plan. Engineering measures to protect development in this area could include structural strengthening of buildings to resist predicted ground settlement, utilization of post tension or mat slab foundations or a combination of such measure as recommended in the Preliminary Geologic and Geotechnical Report prepared by HKA (2004). The requirements of this mitigation measure shall be included as a “Note” on the final map and shall also be included as a “Note” on all subdivision improvement plans.</p> | Less than Significant |

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| 4.8 Hazards and Hazardous Materials | HZ-2 | The Project could create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Project site has historically been used for agricultural purposes, which could expose site occupants to residual hazards due to pesticide use. In addition, the Project also involves the demolition of existing on-site structures that could include lead-based paint and asbestos containing material. As a result, the Proposed Project could expose site occupants, including future residents and/or construction personnel, to a health risk. | Potentially Significant | HZ-2a: Prior to the issuance of any grading permit or building permit, the Applicant shall retain a qualified professional to conduct a Phase I Environmental Site Assessment in conformance with ASTM Standard 1527-05 for the portion of land to be graded. The Phase I shall identify potential locations where hazardous material contamination may be encountered on the site in connection with prior agricultural use. Where potential contamination is identified, the Environmental Site Assessment shall include site-specific soil sampling to assess the presence of potential soil contamination (pesticide residues). If an Environmental Site Assessment indicates that residual contamination or a release of hazardous materials could have affected soil or groundwater quality at a project site, a Phase II Environmental Site Assessment shall be conducted to determine the extent of contamination. The Phase II ESA shall identify recommended measures to address residential agricultural contamination, including but not limited to removal of contaminated soils. If the results of the subsurface investigation(s) indicate the presence of hazardous materials, the Applicant shall coordinate with the County of Monterey Environmental Health Bureau to develop and implement a program to remediate or manage the contaminated soil during construction. Disposal shall occur at an appropriate facility licensed to handle such contaminants and remedial excavation shall proceed under the supervision of an environmental consultant licensed to oversee such remediation. If the Phase II ESA determines that remediation is necessary, and more specifically if remediation is necessary in areas identified as biological sensitive as discussed in Section 4.3 Biological Resources , then the Applicant shall restore these areas to native habitat. The Applicant shall submit all correspondence and reports to the County of Monterey HCD – Planning and County of Monterey Environmental Health Bureau prior to issuance of grading permits. Upon completion of any required remediation and disposal, a qualified environmental consultant shall prepare and submit to the County for review and approval a report summarizing the remediation efforts, the remediation and disposal approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. | Less than Significant |
| 4.8 Hazards and Hazardous Materials | HZ-2 | The Project could create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Project site has historically been used for agricultural purposes, which could expose site occupants to residual hazards due to pesticide use. In addition, the Project also involves the demolition of existing on-site structures that could include lead-based paint and asbestos containing material. As a result, the Proposed Project could expose site occupants, including future residents and/or construction personnel, to a health risk. | Potentially Significant | HZ-2b: Prior to demolition of any on-site structure, the Applicant shall submit a lead assessment to the County of Monterey HCD – Planning , County of Monterey Environmental Health Bureau, and MBARD for review and approval. The assessment shall evaluate existing on-site structures for the presence of lead-based paint. If present, all lead-based paint shall be removed by a licensed abatement contractor and the Applicant shall submit a final report detailing that all lead-based paint was removed and properly disposed of in accordance with industry standards, including Title 22 of the California Code of Regulations. Similarly, the Applicant shall also submit an asbestos survey demonstrating that all existing on-site structures were evaluated for the presence of asbestos containing material prior to demolition. If asbestos containing material is present, the Applicant shall submit a final report detailing that all asbestos containing material was disposed of in accordance with industry standard. | Less than Significant |

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| 4.9 Hydrology and Water Quality | HYD-1 | The Proposed Project could result in potential water quality effects associated with the construction and operation of the Proposed Project. As a result, the Proposed Project could violate applicable water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. | Potentially Significant | <p>HYD-1: The Applicant shall prepare an ECP and a SWPPP, which includes the proper design and placement of sediment traps to prevent the discharge of sediments and pollutants into downstream waterways during construction.</p> <p>Good housekeeping, waste containment, minimization of disturbed areas, stabilization of disturbed areas, the protection of slopes and channels, the control of the site perimeter, and the control of internal erosion during construction are the objectives of the BMPs to be included in the ECP and SWPPP. Potential BMPs include but are not limited to limited soil exposure through scheduling and preserving existing vegetation; stabilizing soils through seeding, planting, mulching; diverting runoff through earth diking, temporary drains, swales, and slope drainage; reducing velocity through outlet protection, check dams, slope roughening/terracing; trapping and filtering sediment through silt fencing, straw bale barriers, and brush and rock filters, storm drain inlet protection, and sediment basins.</p> <p>Prior to the issuance of a grading permit, the Applicant shall submit evidence of a General Construction Activity Storm Water Permit obtained from the Regional Water Board to the HCD – Planning Services for review and approval.</p> <p>Prior to the issuance of a grading permit, the Applicant shall submit a final drainage plan for review and approval to the HCD – Environmental Services for review and approval.</p> | Less than Significant |
| 4.9 Hydrology and Water Quality | HYD-2 | The Proposed Project would substantially alter the existing drainage pattern of the site or area through the addition of impervious surfaces that could substantially increase the rate or amount of surface water runoff in a manner that could result in flooding on- or off-site. Moreover, increases in impervious surfaces could also result in additional sources of runoff that could exceed the capacity of planned stormwater drainage improvements. | Potentially Significant | <p>HYD-2: Prior to the recordation of the final map, the Applicant shall submit design-level subdivision improvement plans and supporting drainage calculations demonstrating that the two (2) proposed detention-retention basins can accommodate the 100-year storm event, with engineered design features to control the release of detained flows so as to not exceed pre-development 10-year storm levels. The detention-retention basin at the Lot 16 location shall include measures to enhance percolation and recharge to the maximum extent practicable. Prior to the recordation of the final map, the project applicant shall submit a drainage plan to the PWF and HCD-Environmental Services for review and approval.</p> | Less than Significant |
| 4.11 Noise and Vibration | NS-1 | The Project would not expose persons to or generate noise levels in excess of standards established in the 1982 General Plan. The Proposed Project would result in temporary construction and operational noise. Noise generated by the Project, as mitigated, would not exceed any applicable noise standards set by the 1982 General Plan. Furthermore, temporary construction generated noise would be further minimized by standard best management practices (“BMPs”). | Potentially Significant | <p>NS-1a: Prior to issuance of any grading permit or building permit, the Applicant(s) shall submit final construction specifications and improvement plans to HCD – Planning Services for review and approval. The construction specifications and improvement plans shall identify the specific measures that will be implemented to reduce noise levels generated during construction. Applicable noise control measures include, but are not limited to, to following:</p> <ul style="list-style-type: none"> ▪ Noise-generating activities at the construction site or in areas adjacent to the construction site shall be restricted to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction activities shall occur on weekends or holidays. ▪ All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ▪ Unnecessary idling of internal combustion engines shall be prohibited. ▪ Stationary noise generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. ▪ Quiet air compressors and other stationary noise sources shall be utilized where that technology exists. ▪ Radios shall be controlled as to not be audible outside of the project site. | Less than Significant |

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| 4.11 Noise and Vibration | NS-1 | The Project would not expose persons to or generate noise levels in excess of standards established in the 1982 General Plan. The Proposed Project would result in temporary construction and operational noise. Noise generated by the Project, as mitigated, would not exceed any applicable noise standards set by the 1982 General Plan. Furthermore, temporary construction generated noise would be further minimized by standard best management practices (“BMPs”). | Potentially Significant | NS-1b: Prior to issuance of a building or grading permit, the contractor shall prepare a Construction Management Plan identifying the schedule for major noise-generating construction activities. The Construction Management shall identify a procedure for coordination with the adjacent occupied dwellings within 2,500 feet of the Project site so that construction activities can be scheduled to minimize noise disturbance. The plan will also identify a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site, and a notice shall be sent to neighbors regarding the construction schedule. | Less than Significant |
| 4.13 Transportation | TR-1 | The Proposed Project would increase the extent of residential development on-site as compared to existing, pre-project, conditions. This would result in an increase in daily traffic trips associated with new residential uses. VMT associated with the Proposed Project would exceed OPR’s small project screening threshold. This represents a significant and unavoidable impact. Due to the rural nature of the Proposed Project, there are no feasible mitigation measures available to reduce this impact to a less than significant level. | Significant and Unavoidable | None | Significant and Unavoidable |
| 4.14 Wastewater Disposal | WWD-1 | The Proposed Project could have soils incapable of adequately supporting the use of onsite septic systems. However, Project site evaluation has determined adequate soil and site characteristics. | Potentially Significant | WWD-1a: Prior to the recordation of the final map, the Applicant shall submit a revised final map to the HCD-Planning and County of Monterey – EHB, that merges lots 2, 7, and 16 with adjacent lots having suitable soils. In this configuration the merged lot could be identified as “existing,” which would allow the use of an alternative OWTS to mitigate rapid (<1 MPI) percolation rates found on these three lots. Alternatively, the Applicant may submit a revised final map that identifies alternative leachfield areas with suitable site soils for on-site wastewater disposal. In this instance, the Applicant shall submit supporting soil samples and engineering analysis demonstrating that site soils can support on-site septic disposal. The Applicant shall be responsible for reimbursing County of Monterey for any costs incurred with the review of alternative leachfield areas | Less than Significant |

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| 4.14 Wastewater Disposal | WWD-1 | The Proposed Project could have soils incapable of adequately supporting the use of onsite septic systems. However, Project site evaluation has determined adequate soil and site characteristics. | Potentially Significant | WWD-1b: Prior to the recordation of the final map, the Applicant shall submit a revised final map that either: a) merges lots 8 and 10 with adjacent lots; b) increases the horizontal separation distance between adjacent septic envelopes to a minimum of 50 feet; or (c) completion (by the Applicant) of a cumulative impact analysis addressing the potential for groundwater mounding effects between the closely spaced leachfields for proposed for Lots 4, 8, 9 and 10. The cumulative impact analysis shall be developed in consultation with EHB and shall be prepared by a qualified professional with experience in onsite wastewater analysis. The analysis shall include, but is not limited to, the following: 1) circumstances requiring cumulative impact assessment; 2) minimum qualifications of individuals performing the work; 3) data needs and assumptions; 4) analytical methods and calculations; 5) evaluation methods and criteria; 6) recommendations and/or mitigations; and, 7) provision for inclusion of specific requirements or recommendations of the California Regional Water Quality Board having jurisdiction. The analysis should consider such factors as drainage and shallow seasonal groundwater conditions, presence of restrictive soil layers, estimated rates of lateral groundwater movement, and separation distances between adjacent leachfields. The Applicant shall submit the cumulative impact analysis to EHB for review and approval prior to the recordation of the final map. | Less than Significant |
| 4.15 Water Supply | WS-1 | The Proposed Project could potentially deplete ground supplies or interfere with groundwater recharge due to increased water demand associated with the Proposed Project. This could potentially result in a net deficit in aquifer volume or a lowering of the local groundwater table level. | Potentially Significant | WS-1: Prior to recordation of the final map, the Applicant shall submit a Water Use Plan demonstrating that proposed water demand for the subdivision shall not exceed 10.64 acre-feet per year. The Water Use Plan shall assign proposed water demand for each lot; future residential use of each lot shall not exceed the assigned water demand for that lot. The Water Use Plan shall also identify annual reporting requirements and enforcement measures (e.g., warnings, penalties, etc.) to ensure that actual water use does not exceed the amount assigned for each lot. The Applicant shall record a deed restriction on each lot notifying future owners that water use on the property shall be fixed to the amount established in the approved Water Use Plan. The Water Use Plan shall be submitted to HCD – Planning, Water Resources Agency, and EHB for review and approval prior to recordation of the final map. In addition, the proposed deed restriction shall also be submitted to the County for review and approval prior to final map recordation. Prior to recordation of the final map, the Applicant shall include Mitigation Measure WS-1 as notes on the final map. Concurrent with the sale of any lot, the Applicant shall fix the maximum permitted water use on that individual lot within the total water use allowed under the approved Water Use Plan, and the Applicant shall record a notice on title fixing the maximum permitted water use for that lot. The notice shall be signed by both the buyer and the seller. The Applicant shall provide a copy of the recorded notice to the County, and no building permits shall be issued on the lot until the County has received a copy of the recorded notice. Prior to the issuance of any future grading and/or building permits for development of each individual lot, the Applicant shall submit a water demand report to the HCD – Planning demonstrating that future residential use, including both interior and exterior water use, of the site would not exceed the amount established for that particular lot in the approved Water Use Plan. | Less than Significant |
| 4.15 Water Supply | WS-1 | The Proposed Project could potentially deplete ground supplies or interfere with groundwater recharge due to increased water demand associated with the Proposed Project. This could potentially result in a net deficit in aquifer volume or a lowering of the local groundwater table level. | Potentially Significant | WS-2: Prior to the recordation of the final map, the Applicant shall record a deed restriction that requires the use of water conservation measures as part of all new plumbing fixtures and exterior landscaping. Specifically, the deed restriction shall require the use of low-flow plumbing fixtures in all new residences and the use of native, drought-tolerant landscaping and drip irrigation for all exterior landscaping. The deed restriction shall also 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 proposed lots. The Applicant shall submit the deed restriction to the County of Monterey HCD – Planning and the Water Resources Agency for review and approval prior to the recordation of the final map. Prior to recordation of the final map, the Applicant shall include Mitigation Measure WS-2 as notes on the final map. | Less than Significant |

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| 4.15 Water Supply | WS-1 | The Proposed Project could potentially deplete ground supplies or interfere with groundwater recharge due to increased water demand associated with the Proposed Project. This could potentially result in a net deficit in aquifer volume or a lowering of the local groundwater table level. | Potentially Significant | WS-3: Prior to the issuance of any building permit for each residence, the Applicant shall submit a landscape design package that includes the use of drought-tolerant landscaping, as well as the use of drip irrigation. The landscape design package shall include a water-efficient landscape sheet, soil management report, landscape design plan, irrigation design plan, and grading design plan. The 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 that is in effect at the time of building permit issuance. The final map and each site plan shall indicate that submittal and approval of the landscape documentation package for each lot is necessary for development of the lot prior to issuance of any building permit. The County of Monterey HCD – Planning shall review and approve the landscape design package prior to the issuance of each building permit. | Less than Significant |
| 4.15 Water Supply | WS-1 | The Proposed Project could potentially deplete ground supplies or interfere with groundwater recharge due to increased water demand associated with the Proposed Project. This could potentially result in a net deficit in aquifer volume or a lowering of the local groundwater table level. | Potentially Significant | WS-4: Prior to the recordation of the final map, the Applicant shall submit detailed design-level plans and supporting technical documentation for the proposed retention-detention facilities demonstrating that the on-site facilities can achieve a minimum 50% recharge rate. A registered civil engineer shall prepare the design-level plans and the design-level plans shall be accompanied by a hydrologic report certifying that the proposed detention-retention facilities are designed to achieve a minimum 50% recharge. The detention-retention facilities shall be sized to maximize the retention and recharge of rainfall on-site. The Applicant shall submit the design-level plans and supporting technical documentation for the retention-detention facilities to HCD – Environmental Services for review and approval. Prior to approval of subdivision improvement plans, the Applicant shall include the approved design-level plans and supporting technical documentation for the retention-detention facilities within the subdivision improvement plans. | Less than Significant |
| 4.15 Water Supply | WS-1 | The Proposed Project could potentially deplete ground supplies or interfere with groundwater recharge due to increased water demand associated with the Proposed Project. This could potentially result in a net deficit in aquifer volume or a lowering of the local groundwater table level. | Potentially Significant | WS-5: Prior to the recordation of the final map, the Applicant shall prepare an Operations and Maintenance Plan for ongoing inspection, monitoring, and maintenance of on-site drainage facilities, including all measures used for infiltration and water quality control. The maintenance plan shall include, but not limited to, the following: <ul style="list-style-type: none"> ▪ Maintenance schedule, including frequency, and responsible party (or parties); ▪ Proof of funding sources for ongoing maintenance; ▪ Reporting schedule (at least annually); ▪ Inspection of facilities following any major storm event and removal of accumulated sediments; ▪ Weekly inspection of the facilities while the Project is under construction and during the rainy season (October through April). The Maintenance Plan shall be submitted for review and approval by the HCD-Environmental Services and Monterey County Water Resources Agency. | Less than Significant |
| 4.15 Water Supply | WS-2 | The Proposed Project would require the expansion of existing water distribution facilities, the construction of which could cause significant environmental effects. | Potentially Significant | Please see Mitigation Measures BIO-1a – BIO-1e, BIO-2a – BIO-2c, BIO-3a – BIO-3b, BIO-4a – BIO-4c, BIO-5a, BIO-6a, BIO-7a, BIO-9a – BIO-9c, CR-2a, GS-1, GS-2a – GS-2b, GS-3, HZ-2a – HZ-2b, HYD-1, and HYD , above. | Less than Significant |

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| 4.15 Water Supply | WS-3 | The Proposed Project would increase the demand for water supply on the existing WHMWC. This could potentially constitute a significant impact if: a) new or expanded facilities are necessary to serve the Proposed Project or b) there would be a lack of a long-term sustainable water supply to serve the Proposed Project. While there is an adequate long-term sustainable water supply to serve the Proposed Project, additional facilities would be necessary to ensure that the WHMWC can serve the Proposed Project, as well as existing connections. | Potentially Significant | WS-6: Prior to the recordation of the final map, the Project Applicant shall install (or bond) the standby well. The well shall have sufficient capacity to serve the Proposed Project and existing connections currently served by the Woodland Heights Mutual Water Company. The well shall be installed to the satisfaction of the County of Monterey Environmental Health Bureau. | Less than Significant |