

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies 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 # \_\_\_\_\_

Project Title: Apple Avenue Subdivision

Lead Agency: City of Greenfield

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Project Location: Greenfield Monterey  
*City* *County*

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

The proposed project includes a Vesting Tentative Map and Planned Development to subdivide the approximately 4.6-acre property located at 296 Apple Avenue in Greenfield and construct 36 detached single-family residences and a 37th lot for an 11,279-square foot detention basin. The proposed project also involves new public rights-of way with Cardona Circle extending from the adjacent subdivision through the project site to 3rd Street at 56 feet wide and a new public right-of-way extending from Apple Avenue to intersect with Cardona Circle at 49 feet wide. In addition, a new 32-foot-wide alley off the new public right-of-way will serve the homes along this alley extending to 3rd Street where users would be protected by bollards.

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

## **Air Quality**

Impact:

The project could result in increased health risks from potential exposures to construction toxic air contaminant emissions.

Mitigation:

AQ-1 To reduce dust emissions from demolition, grading, and construction activities on the project site, the developer shall prepare a Construction Management Plan subject to the review and approval of the Community Development Director or his/her designate prior to issuance of a grading permit and shall implement the approved Construction Management Plan during construction activities. The plan will include the following measures:

- a. The following language shall be included in all bid documents, grading and construction plans prior to the issuance of a building permit, and will be implemented by the project contractor during construction:

1. All exposed surfaces (e.g., parking areas, staging area, soil piles, graded areas, and unpaved access roads) will be watered with non-potable water twice per day, at a minimum.
2. All haul trucks transporting soil, sand, or other loose material off-site will be covered.
3. All vehicle speeds on unpaved roads will be limited to 15 miles per hour.
4. All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
5. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
6. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
7. Stage construction equipment and materials as far away from residential land uses to the extent feasible.

AQ-2 The developer shall include the following measures in its Construction Management Plan identified in Mitigation Measure AQ-1:

- a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences; and
- b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.
- c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.
- d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

## **Biological Resources**

### **Impact:**

Construction activities associated with the project and tree removal can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction.

### **Mitigation:**

BIO-1 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season, a qualified biologist shall conduct nesting bird surveys.

- a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within

the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Greenfield Community Development Department and no further mitigation is required.

- b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Greenfield Community Development Department.

Impact:

Tree removal and construction activities at the project site could result in the disturbance of roost and natal sites occupied by special-status bats on or adjacent to the project site, if present.

Mitigation:

BIO-2 The following measures shall be implemented to avoid loss of or harm to special-status bat species:

- a. Approximately 14 days prior to tree removal or construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed and in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.
- b. If no roosting sites or bats are found, a letter report confirming absence shall be prepared and submitted to the City of Greenfield Community Development Department and no further mitigation is required.
- c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
- d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife)

shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Impact:

Loss of or harm to individual kit foxes could result if they are present on the site or seek shelter during construction within artificial structures, such as stored pipes or exposed trenches.

Mitigation:

BIO-3 Prior to ground disturbance, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, San Joaquin kit fox, special-status bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which disturbance activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active disturbance areas. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active disturbance area, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted and all equipment turned off until the individual has left the disturbance area.

The City of Greenfield Community Development Department shall document evidence of completion of this training prior to ground disturbance.

BIO-4 The U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011) shall be implemented prior to initiation of and during any construction activity on the project site to avoid unintended take of individual San Joaquin kit foxes.

Preconstruction/pre-activity surveys for San Joaquin kit fox shall be conducted no less than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity that may impact San Joaquin kit fox. The surveys shall include all work areas and a minimum 200-foot buffer of the project site. The preconstruction surveys shall identify kit fox habitat features on the project site, evaluate use by kit fox and, if possible, assess the potential impacts of the proposed activity. The status of all dens shall be determined and mapped.

If a natal/pupping den is discovered within the project area or within 200 feet of the project boundary, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

In addition, the following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape

ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.

- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.
- f. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.
- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.

### **Hazards and Hazardous Materials**

#### **Impact:**

Demolition of the existing residence and grading of the site soils has the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment

#### **Mitigation:**

HAZ-1 The proposed project is required to prepare a Phase I Environmental Site Assessment to determine the presence, or lack of, hazardous materials on the project site. This report shall be prepared, reviewed, and approved by the City Community Development Department prior to the issuance of a grading permit.

### **Hydrology and Water Quality**

#### **Impact:**

Implementation of the proposed project would result in an increased demand on the City's groundwater supply.

#### **Mitigation:**

Refer to Mitigation Measures UTIL-1 and UTIL-2.

**Impact:**

The proposed project could conflict with or obstruct implementation of the adopted sustainable groundwater management plan.

**Mitigation:**

Refer to Mitigation Measures UTIL-1 and UTIL-2.

**Noise**

**Impact:**

Interior noise levels for the proposed project's two-story residences fronting 3rd Street would not meet the City's standard.

**Mitigation:**

N-1 The proposed homes on Lot 7, Lot 14, Lot 15, and Lot 20 must include air conditioning or mechanical ventilation so that windows and doors can remain closed for sound insulation purposes.

**Utilities and Service Systems**

**Impact:**

The proposed project would not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years

**Mitigation:**

Refer to Mitigation Measures UTIL-1 and UTIL-2

**Impact:**

The project may result in a determination by the City that the wastewater treatment plant has inadequate capacity to serve the project's wastewater demand in addition to its existing commitments

**Mitigation:**

UTIL-1 If there is an update to the City's development impact fees associated with, but not limited to, water facilities, wastewater facilities, and transportation facilities at the time of the project's issuance of a certificate of occupancy, the project developer is required to pay its fair share as determined by the City. If this update is not completed at the time of the project's issuance of a certificate of occupancy, the proposed project is required to pay the development impact fees pursuant to City Ordinance 458, Section 1, 2005.

UTIL-2 If a benefit assessment district has been established in an area that encompasses the project site at the time of the project's issuance of a certificate of occupancy, the project is required to participate in this benefit assessment district and to contribute funds and encumber properties in this district in the amount determined by the benefit assessment district's guidelines.

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

n/a

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

Central Coast Regional Water Quality Control Board

