

TABLE S-1
SUMMARY OF PROJECT AND CUMULATIVE IMPACTS

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Aesthetics and Visual Resources			
Impact 3.1-1. Implementation of the proposed project would result in permanent alteration of site conditions that may affect scenic vistas from State Scenic Route 68, San Benancio Road, Toro Regional Park and/or Fort Ord public land owned by the Bureau of Land Management (BLM).	Potentially Significant	MM 3.1-1. Prior to recording the Final Subdivision Map, Monterey County Planning Department shall require that the project applicant designate the knoll located along the eastern boundary of Lot #1 as a "scenic easement." The Final Subdivision Map shall identify the areas within a "scenic easement" and note that no development shall occur within the areas designated as "scenic easement."	Less than Significant
Impact 3.1-2. Implementation of the proposed project would result in permanent alteration of site conditions that may damage scenic resources.	Potentially Significant	MM 3.1-2. Prior to recording the Final Subdivision Map, Monterey County Planning Department shall require that the project applicant designate all land that exceeds slopes of 30 percent as "scenic easements" in accordance with Policy 26.1.10 of the <i>Monterey County General Plan</i> , except where roadway improvements have no other alternative. This includes land exceeding 30 percent slopes within the 17 residential lots and the remainder parcel. The Final Subdivision Map shall identify the areas within a "scenic easement" and note that no development shall occur within the areas designated as "scenic easement."	Less than Significant
Impact 3.1-3. Implementation of the proposed project would result in alteration of site conditions that may be visible when viewed from common viewing areas, such as Toro Regional Park, BLM public land and State Route 68. However, the proposed residential units are sited at the lowest elevation or are located in the foreground of hillsides of higher elevation; therefore, they shall not create a silhouette. In addition, the Design Control District zoning designation requires that future residential	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

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development on the project meet specific design standards and is subject to additional design review prior to development approval to ensure protection of the public view shed.			
Impact 3.1-4. The proposed project would introduce new sources of lighting that could adversely affect the existing visual resources in the area.	Potentially Significant	MM 3.1-4. Prior to issuance of building permits, Monterey County Planning Department shall require that the project applicant prepare and submit a detailed lighting plan that indicates the location and type of lighting that will be used at the project site. The lighting plan shall be consistent with Section 18.28 of <i>Monterey County Code</i> , to minimize glare and light spill. All external lighting shall be indicated on project improvement plans, subject to review and approval by the County of Monterey.	Less than Significant
Impact 3.1-5. The proposed project in combination with cumulative development would add to the urbanization of the project site, resulting in a visual change within a rural setting. However, policies in the <i>Monterey County General Plan</i> and <i>Toro Area Plan</i> would address cumulative visual effects and subsequent design review of proposed development on the project site would ensure a limited impact on the visual character of the area.	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Air Quality			
Impact 3.2-1. Implementation of the proposed project would result in temporary earth movement and the use of diesel powered construction equipment during the construction activities, which may expose sensitive receptors to increased levels of airborne particulate matter (PM ₁₀) and toxic air contaminates (TACs).	Potentially Significant	MM 3.2-1a. During construction activities, Monterey County Planning Department shall require that the project applicant implement best available control measures (BACM) to reduce airborne particulate matter, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan. BACM typically recommended by the MBUAPCD include, but are not limited to, the following: <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. 	Less than Significant

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		<p>Frequency should be based on the type of operation, soil and wind exposure;</p> <ul style="list-style-type: none"> • Prohibit all grading activities during periods of high wind (over 15 mph); • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days); • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas; • Cover all trucks hauling soil, sand, and other loose materials and require all trucks to maintain at least 2 feet of freeboard; • Plant vegetation ground cover in disturbed areas as quickly as possible; • Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites; • Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets; • Plant tree windbreaks on the windward perimeter of construction project if adjacent to open land; • Cover in active storage piles; • Install wheel washers at the entrance to construction sites for all existing trucks; • Pave all roads on construction sites; • Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints; and • Limit areas of active disturbance to no more than 2.2 	

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		<p>acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading).</p> <p>MM 3.2-1b. During construction activities, Monterey County Planning Department shall require that the project applicant implement best available control measures (BACM) to reduce toxic air contaminants, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan. BACM typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Limit the hours of operation and quantity of heavy duty equipment; • Replace diesel-powered equipment with gasoline-powered equipment; • Use PuriNOx emulsified diesel fuel in existing engines; • Modify engine with ARB verified retrofit; • Repower heavy equipment with current standard diesel technology or CNG/LNG technology; and • Limit the area under construction at any one time. 	
<p>Impact 3.2-2. The project site is located approximately 2,000 feet from State Route 68. If present, nearby sensitive receptors could be exposed to toxic air contaminant emissions from mobile sources along the heavily traveled roadway. However, the distance between the project site and State Route 68 would effectively reduce exposure of sensitive receptors from mobile sources.</p>	<p>Less than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>
<p>Impact 3.2-3. Implementation of the proposed project would generate additional ozone precursor</p>	<p>Less than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
emissions that may affect long-term air quality in the air basin. However, the construction of 17 single-family homes, it is not expected to result in long-term operational emissions of ozone precursors that would exceed the MBUAPCD thresholds of significance. In addition to increases of local and regional air pollutants, the proposed project would also contribute to increases of greenhouse gas (GHG) emissions that are associated with global climate change.			
Impact 3.2-4. Implementation of the proposed project would result in an increase in carbon monoxide concentrations at land uses near roadways and intersections. However, the proposed project would not generate localized emissions of CO that would exceed the thresholds of significance for CO.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Impact 3.2-5. Development of the proposed project, combined with other reasonably foreseeable projects in the project vicinity, would contribute to increased air quality emissions in the air basin. However, the combination of the proposed project's residential units, plus the existing and approved residential units in Monterey County, is less than the regional forecasts for Monterey County. Therefore, the proposed project is consistent with <i>MBUAPCD Air Quality Management Plan</i> (AMBAG 2005).	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative

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<p>Impact 3.2-6. Development of the proposed project combined with other reasonably foreseeable projects would contribute to increased emissions of greenhouse gases which could increase global temperatures and associated impacts. However, the project would not result in a substantial increase in GHG emissions that would expose persons to significant risks associated with the effects of global climate change and would be consistent with State requirements and recommendations for addressing climate change in environmental analyses.</p>	<p>Less than significant Cumulative</p>	<p>No significant impact has been identified; therefore, no mitigation is proposed.</p>	<p>Less than significant</p>
<p>Biological Resources</p>			
<p>Impact 3.3-1. Implementation of the proposed project may result in temporary disturbance and direct alteration/impact of special-status plant species.</p>	<p>Potentially Significant</p>	<p>MM 3.3-1a. Prior to issuance of building permits, Monterey County Planning Department shall require that the project applicant consult with a qualified biologist to conduct additional pre-construction focused plant surveys in April and July to confirm the presence or absence of special status plants during the blooming period to reduce the potential loss of these species. These species are listed in Table 3.3-3, Additional Focused Plant Surveys. If no individuals are observed, no further action is required. If individuals are found a report shall be prepared detailing the species potentially affected by the proposed project and the appropriate mitigation measures to reduce the loss of individuals, including siting development to minimize disturbance or removal of special status plant species. Informal consultation with CDFG/USFWS may be required. If Monterey spineflower are found, informal consultation with USFWS shall be required. Mitigation may include but not be limited to avoidance of populations, restoration, maintenance, and enhancement and obtaining an Incidental Take Permit from the USFWS and notification with the CDFG.</p>	<p>Less than Significant</p>

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		<p>MM 3.3-1b. Damage to Monterey Manzanita (<i>Arctostaphylos montereyensis</i>) shall be avoided or replaced during construction. If the approximate locations of the home sites change within Lots #2 and #13, the project applicant shall hire a qualified biologist to cultivate stock of Monterey Manzanita plants from existing plants located within these lots. The individual Monterey Manzanita plants removed from within Lots #2 and #13 shall be replaced at a 3:1 ratio within undeveloped areas of Lots #2 and #13 using stock collected by qualified biologist.</p>	
<p>Impact 3.3-2. Implementation of the proposed project would result in the construction of buildings, roads and other facilities that may in turn result in the loss of habitat for several sensitive species through the introduction of non-native species.</p>	<p>Potentially Significant</p>	<p>MM 3.3-2a. Prior to issuance of building permit, Monterey County Planning Department shall require that the project applicant submit landscape design plans, reviewed by a qualified botanist, for review and approval. The plant list shall exclude any invasive and non-native plants and emphasize the use of native species requiring minimal irrigation, herbicides, pesticides, or fertilizers and are drought-tolerant native species from local sources. Drought-tolerant non-native species may be used if they are known to be non-invasive.</p> <p>MM 3.3-2b. Prior to final grading sign off, Monterey County Planning Department shall require that the project applicant control the introduction of non-native, invasive plants through rapid re-vegetation of denuded areas with plants and seed harvested from areas proposed for development or other appropriate seed mixes. The seed mix selected shall contain native species. If non-native species are within the mix, the species will be known not to be invasive or persistent. The seed mix shall contain species known to compete well against non-native, invasive species. In areas of re-vegetation, non-landscaped disruption and adjacent to landscaping, the project applicant shall have a botanist or resource ecologist</p>	<p>Less than Significant</p>

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		<p>annually monitor for non-native species and invasive plant species, especially French broom, for a period of three years and provide an annual written status report to Monterey County Planning Department.</p> <p>MM 3.3-2c. Monterey County Planning Department shall require that the project applicant consult with a qualified botanist to develop CC&Rs that describes the native flora and fauna and provides guidelines for homeowners to follow to limit disturbance of native habitat. Said CC&Rs shall be recorded with the final map, for each parcel created by the final map.</p> <p>MM 3.3-2d. Prior to issuance of building permits, Monterey County Planning Department shall require that the project applicant design the proposed project so that homesites, landscaped areas and outbuildings are located a minimum of 75 feet to 100 feet from the active drainage channels to avoid filling or disturbing natural drainage courses. In the event that disturbances cannot be avoided (culverts, storm drain outfalls, etc.), the necessary permits from the California Department of Fish and Game (CDFG) through section 1600 of the Fish and Game Code and/or the U.S. Army Corps of Engineers through Section 404 of the Clean Water Act may be required. Necessary permits and/or authorizations should be obtained from appropriate regulatory agencies prior to any activity that might encroach on drainage channels.</p>	

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<p>Impact 3.3-3. Implementation of the proposed project would result in permanent alteration of site conditions that may result in the loss of oak woodland habitat and in the removal of approximately 79 coast live oak trees from the project site.</p>	<p>Significant</p>	<p>MM 3.3-3a. During the roadway final design process, Monterey County Planning Department shall require that the project applicant contract with a qualified arborist to prepare a Final Forest Management Plan that minimizes the removal of coast live oak (<i>Quercus agrifolia</i>) trees in accordance with the recommendations in Section 21083.4 of the <i>CEQA Guidelines</i> and the <i>Forest Management Plan</i> that was prepared for the proposed project by Staub Forestry and Environmental Consulting in June 2001. A qualified arborist or professional forester shall identify where trees can be retained and establish conservation easements, trees that need pruning, areas that require keyed fills, etc. All recommended pruning shall be performed by a qualified arborist or other tree professional and occur prior to commencement of grading. The Final Forest Management Plan shall be subject to review and approval by the Monterey County Planning Department prior to issuance of grading permits.</p> <p>MM 3.3-3b. Prior to the issuance of grading permits, the project applicant shall submit a Final Forest Management Plan for review and approval by Monterey County Planning Department as required in mitigation measure MM 3.3-3a. The Final Forest Management Plan shall include a monitoring plan that accurately identifies the number and acreage of oak trees five inches in diameter (dbh) to be removed during construction and the replacement of these oak trees on a 3:1 basis as a means of promoting 1:1 tree replacement in compliance with Section 21.64.260 of the <i>Monterey County Zoning Ordinance</i> and Section 21083.4 of the <i>CEQA Guidelines</i>. Tree replacement on residential lots shall occur as space permits and shall not exceed more than one tree per 10 foot by 10 foot block of available space. If a specific lot does not allow for replanting of trees, the project applicant shall have a qualified forester identify an alternate location for</p>	<p>Less than Significant</p>

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		<p>replanting on the project site. Tree replacement for infrastructure tree removals shall be placed within any scenic easements and/or the portion of the "Remainder Parcel" that would be dedicated to the Monterey County Parks District as an extension of the adjacent Toro Park. All trees shall be replaced with coast live oak (<i>Quercas agrifolia</i>) trees obtained from onsite sources or should be grown from local native seed stock in sizes not greater than five gallons, with one gallon or smaller being preferred to increase chances of successful adaptation to the project conditions. Replacement trees shall be monitored and maintained for a minimum of seven years after planting. The monitoring plan shall be prepared by a qualified professional forester, arborist, horticulturalist, and shall be subject to review and approval by the County of Monterey Planning Department.</p> <p>MM 3.3-3c. As a condition of project approval, the County of Monterey Planning Department shall require that the project applicant, in consultation with a qualified professional forester, develop Covenants, Conditions, and Restrictions (CC&Rs) that shall include oak tree protection measures as outlined in the Forest Management Plan (Staub Forestry and Environmental Consulting 2001) on individual lots as part of future home construction to minimize the damage to oak trees and ensure successful replanting. These measures shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Around each group of trees to be preserved within a construction area, a boundary of snow netting of high visibility plastic fencing supported by wood or metal stakes shall be placed along the approximate dripline of such protected trees to define the construction project boundary; • No storage of equipment or construction materials, or 	

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		<p>parking of vehicles shall be permitted within the tree rooting zone defined by the fencing of the construction boundary defined above;</p> <ul style="list-style-type: none"> • No soil may be removed from within the dripline of any tree and no fill that exceeds two inches shall be placed at the base of any tree, unless it is part of approved construction and is reviewed by a qualified forester, certified arborist, or other tree professional; • Roots exposed by excavation during construction shall be pruned promptly to promote callusing, closure, and regrowth; and • All tree work shall be monitored by a qualified forester, certified arborist, or tree professional and work completed by qualified tree service personnel. <p>Said CC&Rs shall be recorded with the final map, for each parcel created by the final map.</p>	
<p>Impact 3.3-4. Implementation of the proposed project may result in the construction of buildings, roads and other facilities that may in turn result in the disturbance of the pallid bat (<i>Antrozous pallidus</i>), California mastiff bat (<i>Eumpos perotis</i>) or Townsend's big-eared bat (<i>Plecotus townsendii</i> ssp. <i>townsendii</i>), California listed species of special concern by California Department of Fish and Game.</p>	<p>Potentially Significant</p>	<p>MM 3.3-4. Prior to the initiation of grading and site disturbance, Monterey County Planning Department shall require that the project applicant contract with a qualified biologist to perform a pre-construction survey for special-status bat species within the project site to comply with the California Fish and Game (CDFG) Code relative to special status bat maternity roosts. Prior to tree removal in the coast live oak woodland, a qualified biologist shall survey the trees to evaluate their potential use by special-status bat species. If special-status bat species are determined to be using these trees, or trees in the immediate vicinity, the biologist shall provide recommendations to avoid harming individual bats or disturbance of active roosts. If the biologist recommends active removal of bats, a Memorandum of Understanding (MOU) with the CDFG shall be obtained. Alternate habitat may need to be provided if bats are to be excluded from</p>	<p>Less than Significant</p>

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		maternity roosts. A roost with comparable spatial and thermal characteristics should be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that documents mitigation for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to tree removal.	
<p>Impact 3.3-5. Implementation of the proposed project would result in short-term disturbance and long-term alteration of site conditions that may have direct and indirect effects on the Monterey dusky-footed woodrat (<i>Neotoma fuscipes luciana</i>), a California listed species of special concern by California Department of Fish and Game.</p>	Potentially Significant	<p>MM 3.3-5. No more than 30 days prior to grading or construction in oak woodland habitat, Monterey County Planning Department shall require that the project applicant contract with a qualified biologist to complete a pre-construction survey for the Monterey dusky-footed woodrat. If individuals of these species are observed, a salvage and relocation program shall be prepared in coordination with CDFG to prevent death or injury to individuals of these species during grading or construction operations. The salvage program shall include measures to remove individuals from the project site prior to and during project grading and construction, and to relocate them to a suitable location within the project site.</p>	Less than Significant
<p>Impact 3.3-6. Implementation of the proposed project would result in temporary and direct disturbance to nesting raptors and migratory birds.</p>	Potentially Significant	<p>MM 3.3-6. Surveys shall be conducted no more than 30 days prior to ground disturbance during the nesting seasons for local avian species (typically February 1st through August 31st). The Monterey County Planning Department shall require that the project applicant retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the construction area. If active nests are located during preconstruction surveys, USFWS and/or CDFG (as appropriate) shall be notified regarding the status of the nests and agency recommendations regarding</p>	Less than Significant

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		nest avoidance measures implemented. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (between August 1 st and November 1st).	
<p>Impact 3.3-7. Build out of the proposed project, combined with build out of reasonably foreseeable development within the vicinity of the project site, would result in disturbance to special status species and sensitive habitats throughout the region. However, implementation of mitigation measures presented within this section, MM 3.3-1 through MM 3.3-6, would reduce the overall contribution to cumulative biological resource impacts resulting from buildout of the proposed project.</p>	Less than Significant Cumulative	Implementation of mitigation measures presented within this section, MM 3.3-1 through MM 3.3-6 , would reduce the overall contribution to cumulative biological resource impacts resulting from buildout of the proposed project, therefore, no additional mitigation is proposed.	Less than Significant
Cultural and Historic Resources			
<p>Impact 3.4-1. No cultural, archaeological, historical, or paleontological resources are known to exist on the project site. However, there is always a possibility that such resources would be discovered and directly affected during site preparation and grading activities at the project site.</p>	Potentially Significant	<p>MM 3.4-1. If archaeological resources or human remains are discovered during grading or construction, the following steps shall be taken immediately upon discovery:</p> <ul style="list-style-type: none"> a) There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains until: b) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and c) If the coroner determines the remains to be Native 	Less than Significant

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		<p>American:</p> <ul style="list-style-type: none"> • The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. • The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinian, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. • The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or • Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> ○ The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation with 24 hours after being notified by the commission. ○ The descendent identified fails to make a recommendation; or ○ The landowner or his authorized representative rejects the recommendation of the descendent, 	

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		and the mediation by the Native American Heritage Commission fails to provide measure acceptable to the landowner.	
<p>Impact 3.4-2. Implementation of the proposed project, in combination with cumulative development activity in the area, would increase the potential to disturb or contribute to the loss of known and undiscovered cultural resources in the area.</p>	Potentially Significant Cumulative	Implementation of mitigation measure MM 3.4-1 would ensure the project's contribution to this cumulative impact remains at a less than significant level by addressing impacts on a case-by-case basis, thus avoiding compounding the impact of cumulative development on cultural resources.	Less than Significant Cumulative
Geology and Soils			
<p>Impact 3.5-1. Placement of new structures at the project site could result in potential structural damage and associated human safety hazards resulting from seismic ground shaking caused by earthquakes on nearby active and potentially active faults.</p>	Potentially Significant	<p>MM 3.5-1. The project applicant shall consult with a qualified engineer to prepare design level geotechnical reports in accordance with the current edition of the California Building Code and the recommendations contained within the <i>Geologic and Geotechnical Feasibility Study</i> prepared by D&M Consulting Engineers in August 2001. Said reports shall be submitted for plan check with any improvement plans including earthwork or foundation construction. The <i>Geological and Geotechnical Feasibility Study</i> provides specific recommendations regarding site preparation and construction of foundations, retaining walls, utilities, sidewalks, roadways, subsurface drainage, and landscaping features based on the lot characteristics and proximity to the fault at the project site. In addition, <i>Geological and Geotechnical Feasibility Study</i> provides specific recommendations regarding slope stability and energy dissipation measures, the recommended location of homesites on Lots #8, #9, #11, and Lots #13 through #16, and reconstruction of the steep slope near Lots #8 and #9. All slope stability and energy dissipation measures shall be incorporated into the site grading plans and constructed concurrent with grading activities.</p>	Less than Significant

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		<p>During the course of construction, the project applicant shall contract with a qualified engineering geologist to be on site during all grading operations to make onsite remediation and recommendations as needed, and perform required tests, observations, and consultation as specified in the Geological and Geotechnical Feasibility Study. Prior to final inspection, the project applicant shall provide certification from a qualified professional that all development has been constructed in accordance with all applicable geologic and geotechnical reports.</p>	
<p>Impact 3.5-2. Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from slope-failure hazards such as landslides.</p>	<p>Potentially Significant</p>	<p>MM 3.5-2a. Prior to issuance of building permits, the Monterey County Planning Department shall require that the project applicant design the building envelopes to minimize slope failure on Lot #17 by restricting development of structures on the north facing slope of Lot #17, due to the steep terrain. The homesite and driveway for Lot #17 shall be placed on the south side of the ridge similar to the driveway and building envelope design shown in Figure 3.5-4, Potential Driveway and Building Envelope for Lot #17 and subject to review and approval by the recommending engineering geologist and the County of Monterey.</p> <p>MM 3.5-2b. Prior to final subdivision map approval, the Monterey County Planning Department shall require that the project applicant update the Subdivision Map to reflect the revised and approved driveway and building envelope design for Lot #17.</p>	<p>Less than Significant</p>
<p>Impact 3.5-3. Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from direct and indirect slope-failure related to hazards such as liquefaction and lateral spreading.</p>	<p>Potentially Significant</p>	<p>MM 3.5-3. Prior to issuance of grading and building permits, Monterey County Planning Department and Building Services Department shall require that the project applicant contract with a certified engineer to design subsurface drainage system where perched groundwater exists on the project site, including but not limited to Lots #2, #8, #9, #10, #11 and</p>	<p>Less than Significant</p>

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		Lots #13 through #16. Subsurface drainage system shall be designed and installed in accordance with the recommendation provided in the <i>Geological and Geotechnical Feasibility Study</i> prepared by D&M Consulting Engineers in August 2001. These improvements shall be included in the final improvement plans for the proposed project and installed concurrent with site preparation and grading activities associated with future residential development.	
Impact 3.5-4. Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from dynamic compaction.	Potentially Significant	Implementation of mitigation measure MM 3.5-1 would ensure that structures are developed on suitable soils.	Less than Significant
Impact 3.5-5. Implementation of the proposed project would develop 17 residential lots and associated roadway improvements on potentially weak surface soils that may have limited capacity to support embankments, roadways or houses.	Potentially Significant	Implementation of mitigation measure MM 3.5-1 would ensure that roadways and structures are constructed on suitable soils.	Less than Significant
Impact 3.5-6. Implementation of the proposed project would result in temporary and permanent disturbance of highly erodible soils on steep slopes, thereby increasing the risk of accelerated erosion with impacts to water quality and the slope stability of erosion gullies on- and off-site.	Potentially Significant	MM 3.5-6. Prior to grading permit issuance, Monterey County Public Works Department, Planning Department and Water Resources Agency shall require that the project applicant contract with a registered engineer to prepare an erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP) that documents best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants 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 Pollution Discharge Prevention System and <i>Monterey County Ordinance 16.12.80, Land Clearing</i> . The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff shall be in place	Less than Significant

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		during the rainy season (November 1 through April 15) and which measures shall be in place year round. The SWPPP shall be consistent with the Central Coast Water Quality Control Board standards.	
Groundwater Resources and Hydrogeology			
Impact 3.6-1. Implementation of the proposed project would result in an increase demand of approximately 12.75 acre feet per year, which would result in a long-term water demand increase on the El Toro Groundwater Basin. However, given project's groundwater recharge capability and the fact that water would be procured through wells located within the Salinas Valley Water Project Assessment Zone 2C, this increase in demand would be considered a less than significant.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Impact 3.6-2. Implementation of the proposed project would result in the extracting of groundwater that does not meet the California Department of Health Services Maximum Contaminate Levels (MCLs) for total dissolved solids, electrical conductivity, chloride, manganese, and arsenic.	Potentially Significant	MM 3.6-2a. Prior to recording the Final Subdivision Map, Monterey County Health Department, Environmental Health Division shall require that the project applicant contract with a qualified engineer to design and install water system improvements to meet the standards as found in Chapter 15.04 and 15.08 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations, the Residential Subdivision Water Supply Standards and California Public Utility Commission Standards. Water system improvement plans shall identify the water treatment facilities and how the water treatment facilities will remove all constituents that exceed California Primary and Secondary MCLs (e.g. arsenic, coliform, TDS, iron, etc.) from drinking water. These plans shall be subject to review by the Monterey County Health Department, and Environmental Health Division, California-American Water Company.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>MM 3.6-2b. Prior to recording the final subdivision map, the project applicant shall provide written agreement between the project applicant, the owner of the Oaks Subdivision, and the water purveyor requiring: a) the project applicant to convey to the water purveyor the newly constructed well, complete with water distribution and treatment infrastructure and fire flow water supply; b) the water purveyor shall operate the system as a satellite or stand alone system providing domestic and fire flow water supply to the subdivision in accordance with <i>Title 22, California Code of Regulations</i> and California Public Utility Commission standards. The total cost of water distribution infrastructure is to be born by the project applicant and not the water purveyor or its customers. This satellite water system is prohibited to be consolidated with any other water system pumping of water solely outside of Monterey County Water Resources Agency Zone 2C.</p> <p>MM 3.6-2c. Within one month of completing of the water system improvements, the Monterey County Health Department, Environmental Health Division shall require that the project applicant transfer the operation and monitoring of the water system to California-American Water Company. The water system operator shall monitor the water pumping volume and water quality of the Oaks Well and New Well in accordance with Chapters 15.04 and 15.08 of the <i>Monterey County Municipal Code</i> and Section 64480 of <i>Title 22, California Code of Regulations</i>. The amount of water delivered to the Oaks Subdivisions and Harper Canyon Subdivisions must be equal to the amount of water pumped from the Oaks Well and New Well. The water system operator shall have a qualified engineer prepare a water audit report, which shall be subject to review by the Monterey County Health Department, Environmental Health Division and Monterey County Water Resources Agency. The water</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		audit report shall provide the water pumping volume and water quality, if the actual water pumping volume exceeds the estimated 12.75 AFY for the proposed project plus the 4.66 AFY for the Oaks Subdivision, the Monterey County Health Department, Environmental Health Division and Monterey County Water Resources Agency shall be notified immediately in writing. At that time, an evaluation of the water system may be required to determine if there is a maintenance issue or if further conservation restrictions are required.	
<p>Impact 3.6-3. Implementation of the proposed project would result in long-term groundwater pumping. However, pumping groundwater from the Oaks Well at rate of 4 GPM and from the New Well at a rate of 12 GPM for 20 years would result in a drawdown of less than two feet within 1,000 feet from neighboring wells, which is considered negligible according to Monterey County Health Department, Environmental Health Division.</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.6-4. Implementation of the proposed project (without septic tank systems and minimal landscaping) would reduce the amount of return flow to the El Toro Groundwater Basin by approximately 5.88 AFY. However, the four individual subareas of the Basin are considered interconnected, and combined would have net surplus of approximately 314.82 AFY. Therefore, the loss of 5.88 AFY would be considered minimal and according to Monterey County Health Department, Environmental Health Division, the proposed project would have negligible effects on the aquifer in this region.</p>	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Hydrology and Water Quality			
<p>Impact 3.7-1. During grading and construction activities, erosion of exposed soils may occur and pollutants generated by site development activities may result in water quality impacts if erosion control measures are not implemented.</p>	Potentially Significant	<p>Implementation of mitigation measure MM 3.5-6 would require that the project applicant prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the NPDES Construction Activities general permit which would include an erosion control plan in accordance with Chapter 16.12 of <i>Monterey County Code</i> and construction-phase housekeeping measures for control of contaminants.</p>	Less than Significant
<p>Impact 3.7-2. Implementation of the proposed project would alter the existing drainage pattern and increase the amount of impervious surfaces on the project site due to construction of residences, roadways, driveways, and foundations.</p>	Potentially Significant	<p>MM 3.7-2. Prior to recording the Final Subdivision Map, Monterey County Planning Department and Monterey County Water Resources Agency shall require that the project applicant contract with a registered Civil Engineer to prepare a final drainage plan. The drainage control plan shall include detention ponds to limit storm water runoff generated by the development of impervious surfaces. The detention ponds shall be designed to detain the difference between the 100-year post-development runoff rate and the 10-year pre-development runoff rate in accordance with Section 16.16.040.B.5 of the <i>Monterey County Code</i> and Monterey County Water Resource Agency (MCWRA). All of the detention basins shall be fenced for public safety.</p> <p>In addition, the drainage plan shall incorporate mitigation measures as recommended in the <i>Geological and Geotechnical Feasibility Study</i> prepared by D&M Consulting Engineers including, but not limited to: installing lined ditches above and below any engineered slopes, and above existing erosion gullies; use of vegetative matting and hydroseeding on slopes; installation of erosion-control landscaping; reduction of ponding water; grading of land that prevents surface water flow over the tops of slopes; construction of berms at the top of slopes; installation of concrete v-ditches; and control of</p>	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		irrigation on slopes. The final drainage plan shall be submitted for review and approval by the Public Works Department and Monterey County Water Resources Agency prior to the recording the Final Subdivision Map.	
Impact 3.7-3. The proposed project would result in an increase in long-term surface runoff that may contain urban contaminants that would have an adverse impact on surface water quality.	Potentially Significant	MM 3.7-3. In order to prevent the potential contamination of downstream waters from urban pollutants, Monterey County Planning Department, Public Works Department and Water Resources Agency shall require that the storm drainage system design, required under mitigation measure MM 3.7-2 , includes, but is not limited to the following components: grease/oil separators; sediment separation; vegetative filtering to open drainage conveyances and retention basins; and on-site percolation of as much run-off as feasible, including diversion of roof gutters to French drains or dispersion trenches, dispersion of road and driveway runoff to vegetative margins, or other similar methods. Said provisions shall be incorporated into the storm drain system plans submitted to the county for plan check.	Less than Significant
Impact 3.7-4. Implementation of the proposed project, combined with reasonably foreseeable development, would result in a cumulative increase in impervious surfaces and related increases in runoff. However, the proposed project provides for detainment of excess storm water and cumulative development would be required to do the same resulting in no cumulative effect.	Less than Significant Cumulative	MM 3.7-4. No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative
Land Use and Population			
Impact 3.8-1. The proposed project will introduce residential development on undeveloped land that is currently being used primarily for grazing. However, the proposed project is consistent with land use plan policies in the <i>Monterey County</i>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><i>Zoning Ordinance</i> (Monterey County 2000), <i>Monterey County Subdivision Ordinance</i> (Monterey County 2000), the <i>Monterey County Inclusionary Housing Ordinance</i>, the <i>Regional Transportation Plan</i> (TAMC 2005), the <i>Water Quality Control Plan for the Central Coastal Basin</i> (RWQCB 1994), and the <i>Air Quality Management Plan</i> (MBUAPCD 2004).</p>			
<p>Impact 3.8-2. Implementation of the proposed project would result in the development of 17 residential units, which will increase the population within the unincorporated area of Monterey County. However, the increase in population associated with the proposed project is within the current AMBAG population and employment projections for the unincorporated area of Monterey County.</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.8-3. The proposed project would be consistent with the <i>Monterey County General Plan</i> and zoning provisions applicable to the project site. Cumulative development would also be subject to the County's development review process through which any potentially significant land use impacts would be analyzed. As the proposed project is consistent with County policy and programs and no significant land use impacts were identified, the project will not "combine" with other similar projects to create or exacerbate a significant impact.</p>	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.8-4. The proposed project, combined with other foreseeable projects in Monterey County would result in cumulative population growth impacts. However, the estimated population increase at build out of the proposed plan is well within the forecast established for Monterey County and the anticipated growth in the unincorporated</p>	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than significant cumulative

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
area of Monterey County.			
Public Services and Utilities			
<p>Impact 3.9-1. Implementation of the proposed project would result in increased demand on fire protection and police protection service. However, the increase in demand on police and fire services would not be considered substantial enough to warrant construction of new or expanded facilities in order to maintain service ratios, response times, or other objectives for these public agencies.</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.9-2. Implementation of the proposed project would result in an increase in the number of students attending schools within Washington Union and Salinas Union High School Districts. However, the project applicant shall be required to pay developer fees as part of the permit approval process and in accordance with Policy 47.2.1 of the <i>Monterey County General Plan</i>. Pursuant to Section 65996 (3)(h) of the California Government Code, payment of these fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.9-3. Implementation of the proposed project would result in an increased demand on park services. However, the demand for local and regional parkland is minimal and the project applicant has committed to donating approximately 154 acres of the remainder parcel to the Monterey</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
County Parks Department.			
Impact 3.9-4. Implementation of the proposed project would result in increased wastewater flows, which may exceed the capacity of the existing wastewater treatment plant and/or require expansion of existing wastewater collection system.	Potentially Significant	MM 3.9-4. Prior to filing of the Final Subdivision Map, Monterey County Division of Environmental Health shall require that the project applicant prepare and submit wastewater collection improvement plans and calculations prepared by a registered engineer that demonstrate adequate capacity. The wastewater collection improvement plans shall be subject to approval by California Utility Service and the County of Monterey. Upon review of the design, the project applicant shall be required to enter into a water main extension agreement with California Utility Service.	Less than Significant
Impact 3.9-5. Implementation of the proposed project would result in increased potable water demand. However, according to Cal-Am, the existing Ambler Park treatment facility would be able to accommodate the increased potable water demand associated with the proposed project, once a main extension agreement has been executed for the New Well as required by mitigation measures MM 3.6-2a and MM 3.6-2b.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Impact 3.9-6. Implementation of the proposed project would result in the development of a new stormwater drainage system.	Potentially Significant	The final drainage plan shall be submitted for review and approval by the Monterey County Public Works Department and Monterey County Water Resources Agency prior to recording the Final Subdivision Map. Implementation of mitigation measure MM 3.7-2 in Section 3.7, Surface Water Hydrology and Water Quality shall require that the project applicant contract with a registered Civil Engineer to prepare a final drainage plan for the proposed project. This drainage plan shall include detailed design information on the storm water drainage system, limit the area of disturbance and provide post development mitigation measures to control long-term surface water runoff.	Less than Significant
Impact 3.9-7. The proposed project will generate	Less than	No significant impact has been identified; therefore, no	Less than

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>additional solid waste for disposal at the MRWMD landfill in the City of Marina. However, the proposed project would increase solid waste demand by approximately 0.03 percent. Since the MRWMD landfill has the ability to receive approximately 40 million tons and is expected to continue to serve the current service area through the year 2107, the proposed project would not exceed the capacity of the landfill.</p>	Significant	mitigation is proposed.	Significant
<p>Impact 3.9-8. Implementation of the proposed project would result in a minor increased demand on other utilities such as electrical, gas, telephone and cable utilities. However, as part of the permit approval process the project applicant will be required to submit the Vesting Tentative Map to Pacific Gas & Electric, AT&T, and Comcast for review and approval.</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
<p>Impact 3.9-9. Implementation of the proposed project in combination with reasonably foreseeable development would result in a cumulative increase in demand on public services, which could result in the need for increased public facilities for the provision of fire and police protection services, educational services, parks and recreation facilities, and utilities. However, no significant increases in demand on public services and utilities have been identified for the proposed project and the increased demand would be accommodated by increased property tax revenue and development impact fees assessed.</p>	Less than Significant Cumulative	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative
Transportation and Circulation			
<p>Impact 3.10-1. Under background plus project</p>	Significant	<p>MM 3.10-1. The major improvements previously discussed</p>	Significant and

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
conditions, four of the six study intersections would continue to operate at LOS F conditions in the AM and/or PM peak hour		under existing and background traffic conditions (4-laning the entire SR 68 corridor) would improve the operations at the study intersections to acceptable levels of service under background plus project traffic conditions. However, no funding is available for the implementation of the widening of State Route 68 to four lanes, or implementation of the South Fort Ord Bypass, nor have any of these improvements been included in the Regional Transportation Plan. Therefore, these improvements are not considered feasible mitigation under CEQA.	Unavoidable
Impact 3.10-2. Under background plus project conditions, all five of the study roadway segments along State Route 68 would continue to operate at unacceptable levels of service (LOS D or worse) in the AM and/or PM peak hour.	Significant	MM 3.10-2. Prior to issuance of building permits the project applicant, alone or in concert with other stakeholders, shall fund, initiate and complete a Caltrans Project Study Report (PSR) process for a 1.1 mile State Route 68 widening project. This project, designed to result in a net reduction in travel time along the State Route 68 corridor, would widen State Route 68 to four (4) lanes from where the freeway currently ends to the west end of Toro Park Estates. The PSR process will identify total project costs, as well as the applicant's fair share of those costs. In addition to paying for all or part of the "soft costs" of the widening PSR and design process, the applicant shall also pay a proportionate share of the proposed project's construction hard costs prior to issuance building permits. Should Caltrans require that the PSR include the 2.3 mile "SR 68 Commuter Improvements" project identified within the updated TAMC Regional Impact Fee Nexus Study, the applicant shall only be responsible for funding a proportionate share of that larger study, as well as the proposed project's fair share of hard construction costs.	Significant and Unavoidable
Impact 3.10-3 The traffic generated by the proposed project may result in an increase in the accident potential along San Benancio Road.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Impact 3.10-4. Traffic generated by the proposed	Potentially	MM 3.10-4. Prior to approval of final improvement plans, the	Less than

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
project would result in increased trips on Meyer Road, which currently does not meet the standards for a tertiary private road and therefore may result in safety hazards along this roadway.	Significant	project applicant shall contract with a certified engineer to design roadway improvements to widen and resurface Meyer Road per the County of Monterey standards for a cul-de-sac private road (e.g. 18-foot wide roadbed). The roadway improvement plans shall be subject to review and approval by the County of Monterey and shall be constructed prior to occupancy of any of the residential units at the project site.	Significant
Impact 3.10-5. Implementation of the proposed project would result in an increase in vehicle access at the Meyer Road/San Benancio Road intersection, which currently does not meet the American Association of State Highway and Transportation Officials (AASHTO) sight distance standards.	Potentially Significant	<p>MM 3.10-5a. Prior to approval of final improvement plans, the Monterey County Public Works Department shall require that the project applicant contract with a qualified traffic engineer to prepare a sight distance improvement plan at the Meyer Road/San Benancio Road intersection. The improvement plan shall include but not be limited to the following: trimming the vegetation and grading the embankment in the vicinity of the intersection and installing right turn tapers into and out of Meyer Road. The design of all intersection improvements shall be subject to review and approval by the County of Monterey Public Works Department. All improvements shall be completed prior to occupancy of any residential units.</p> <p>MM 3.10-5b. Prior to approval of final improvement plans, the Monterey County Public Works Department shall require that the project applicant shall design and construct a minimum 50-foot long by 12-foot wide southbound San Benancio Road left-turn lane at the Meyer Road/San Benancio Road intersection in accordance with the Monterey County Public Works Department standards and guidelines.</p>	Less than Significant
Impact 3.10-6. Implementation of the proposed project would result in residential development requiring emergency vehicle access.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than significant
Impact 3.10-7. Implementation of the proposed project would contribute to a cumulative increase in	Significant Cumulative	MM 3.10-7. The Monterey County Resource Management Agency shall require the project applicant to pay any traffic	Significant and

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
traffic volumes that would result in or exacerbate unacceptable levels of service on the local roadway network.		impact fees in effect at the time of building permits application. Such fees include the TAMC Regional Impact Fee, which will mitigate for cumulative impacts to roadway segments and intersections along State Route 68. If the proposed project contributes monetarily toward the extension of the State Route 68 (see mitigation measure MM 3.10-2) in an amount greater than their calculated TAMC Impact Fee responsibility, the proposed project shall be credited for the TAMC fee and the fee considered satisfied, as they will be contributing their fair share toward cumulative impacts and regional improvements identified within the TAMC nexus study.	Unavoidable
Noise			
Impact 3.11-1. Implementation of the proposed project would include the construction of 17 residential units that would generate approximately 163 daily trips on the local roadway network that would subsequently increase traffic noise levels. The trips generated by the proposed project are not expected to double the existing trip rates on San Benancio Road or State Route 68, but may double the number of trips on Meyer Road, which may increase noise levels by approximately 3dB. However, this is not considered a significant increase in traffic noise. In addition, the topography and distance between the sensitive receptors to Meyer Road would decrease the traffic noise levels associated with the proposed project.	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant
Impact 3.11-2. Implementation of the proposed project would introduce sensitive residential uses in an area that would be exposed to potentially	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
unacceptable noise levels from roadway traffic and events occurring at Laguna Seca Recreation Area.			
<p>Impact 3.11-3 Construction activities at the project site will result in elevated noise levels in the vicinity of construction. Activities involved in construction will typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet, as indicated in Table 3.11-4, Construction Equipment Noise. Construction activities will be temporary in nature and will likely occur during normal daytime working hours.</p>	Potentially Significant	<p>MM 3.11-3. During the course of construction, Monterey County Planning Department shall require that the project applicant adhere to Monterey County’s requirements for construction activities with respect to hours of operation, muffling of internal combustion engines, and other factors which affect construction noise generation and it’s effects on noise-sensitive land uses. This would include implementing the following measures:</p> <ul style="list-style-type: none"> • Limit noise-generating construction operations to between the least noise-sensitive periods of the day (e.g., 7:00 A.M. to 7:00 P.M.) Monday through Saturday; no construction operations on Sundays or holidays; • Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses; • Ensure that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers’ recommendations. Equipment engine shrouds should be closed during equipment operation; • When not in use, motorized construction equipment should not be left idling; and • Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (e.g., residential uses, schools, and churches). 	Less than Significant
<p>Impact 3.11-4. Build out of the proposed project combined with reasonably foreseeable development would cumulatively increase traffic volumes on the</p>	Less than Significant	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>local roadways resulting in a cumulative increase in traffic noise levels. The cumulative increase in traffic would increase the traffic noise levels along State Route 68. However, trips generated by the proposed project, combined with the trips generated by cumulative development in the project vicinity, are not expected to double the existing trip rates on State Route 68. Therefore, the average traffic noise level is not expected to increase by more than 3 dB.</p>	<p>Cumulative</p>		<p>Cumulative</p>