

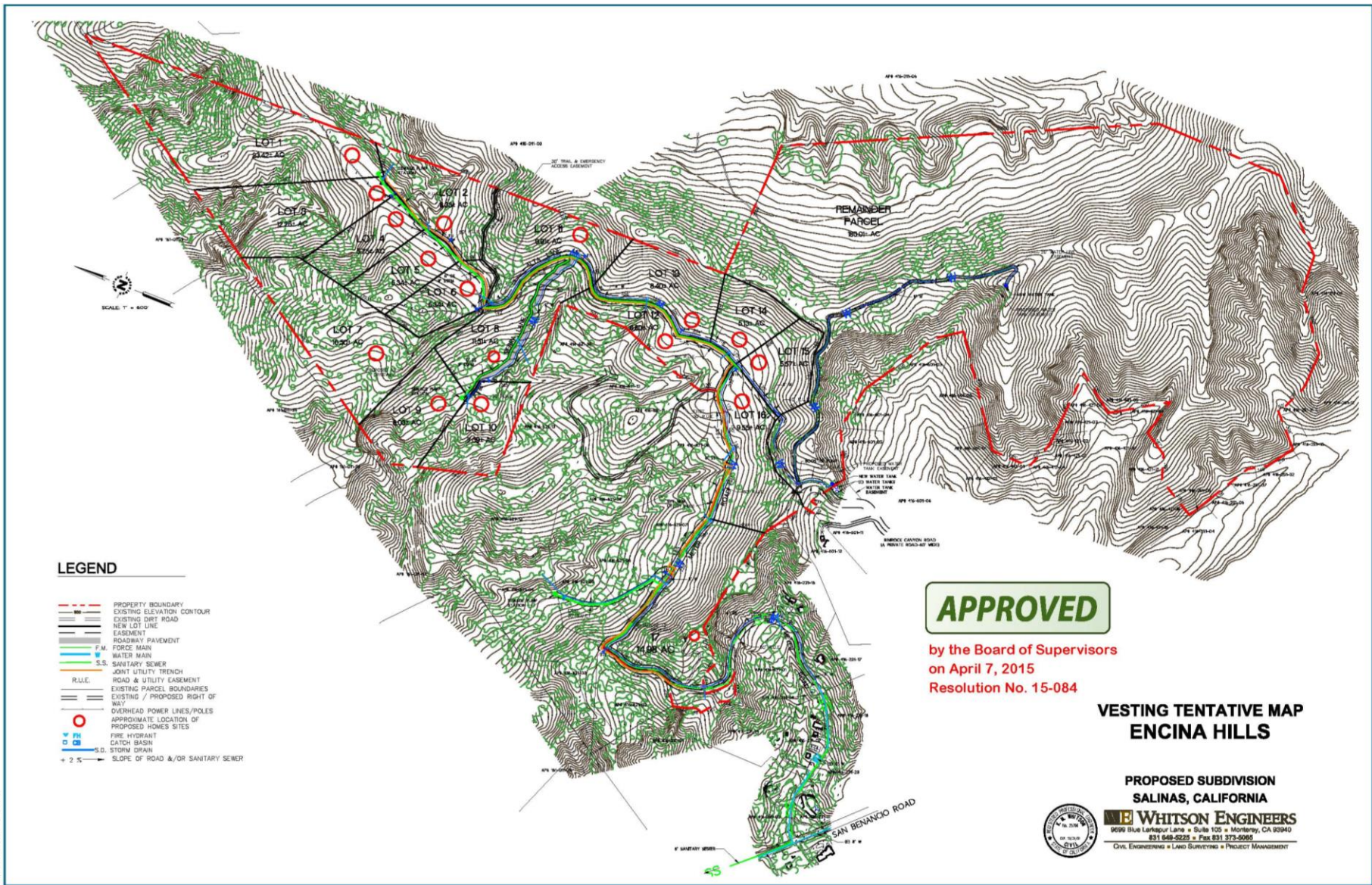
Harper Canyon (Encina Hills) Subdivision

Board of Supervisors Hearing

May 20, 2025

Introduction

- Property planned/zoned for residential uses for 50+ years
- 17 lots on 344 acres
 - One-fourth the density allowed on the site
- 154 acres dedicated to the County for Toro Park
- Approximately 90% of the Property will remain open space/undeveloped
- About 80 homes located adjacent to Property
 - Rimrock, Harper Canyon, Meyer Road subdivisions

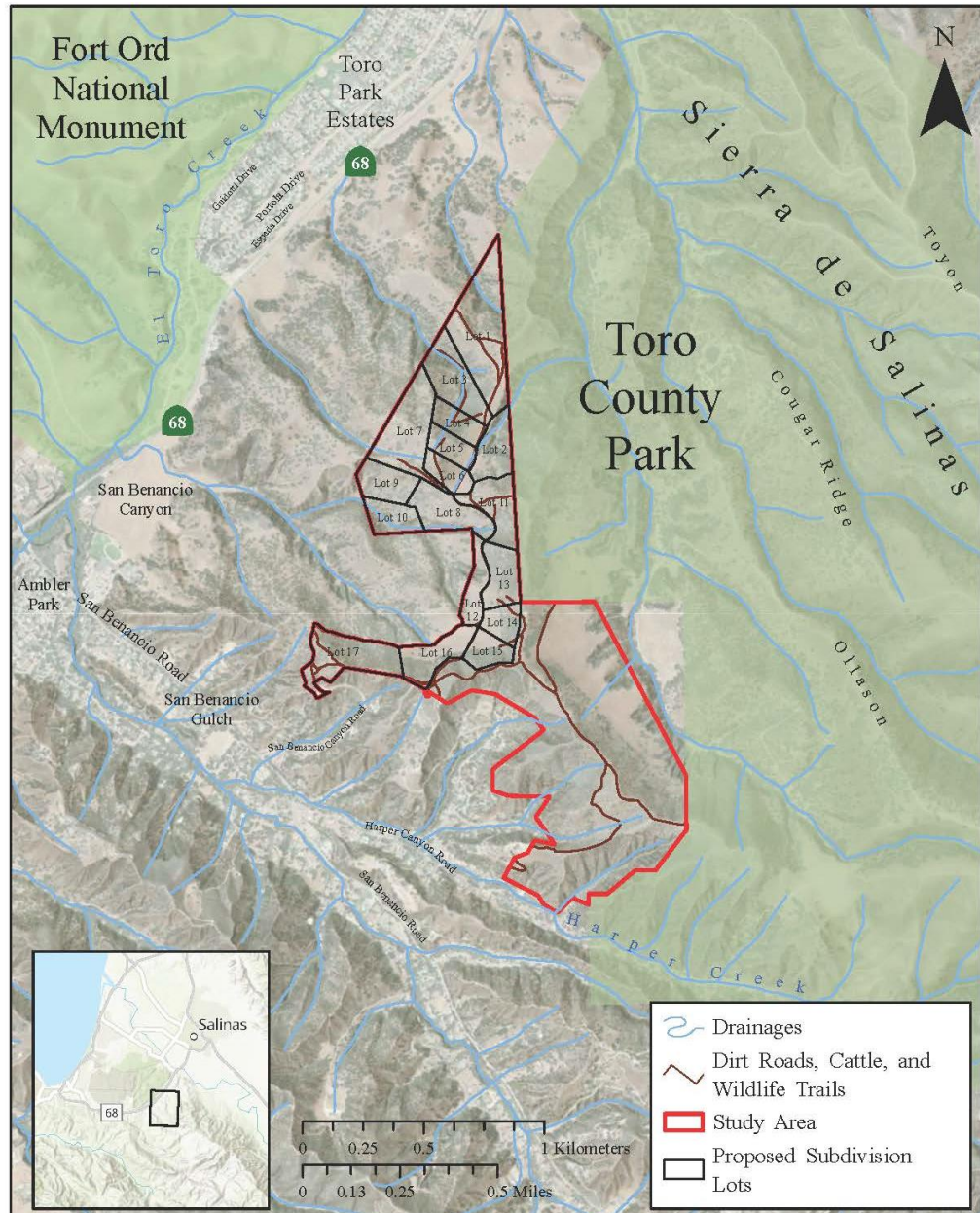


AR019374

EIR upheld except for wildlife corridors

- EIR is final as to all issues except project impacts to wildlife corridors
- Toro Creek undercrossing used by wildlife for movement between Fort Ord and Toro Park
- Harper Creek and Toro Creek join near undercrossing
 - Neither creek located on site and neither impacted by project
- Undercrossing located near Ferrini Ranch site
- That 185 unit project was approved with mitigation requiring 200 foot setbacks
- Project lots are 4,000 feet or more from undercrossing





Path: H:\GIS\5658_S\Projects\2023\27\Harper_Canyon_SitePlan\Harper_Canyon_Desktop_Analysis\Harper_Canyon_Desktop_Analysis_20231103.aprx


Denise Duffy & Associates, Inc.
 Planning and Environmental Consulting

Harper Canyon Subdivision Project Site Plan

Date
 11/3/2023
 Scale
 1:20,000

Figure
 2

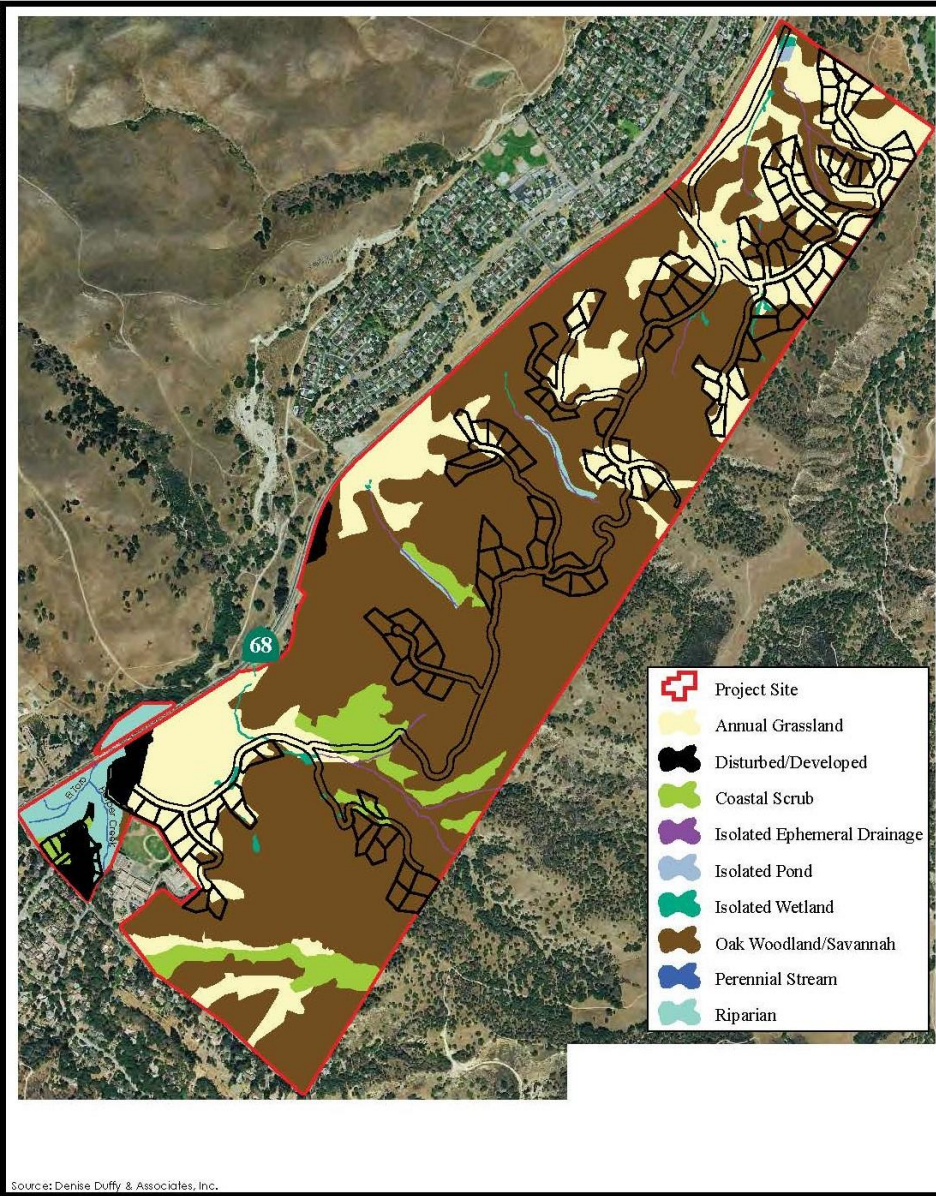
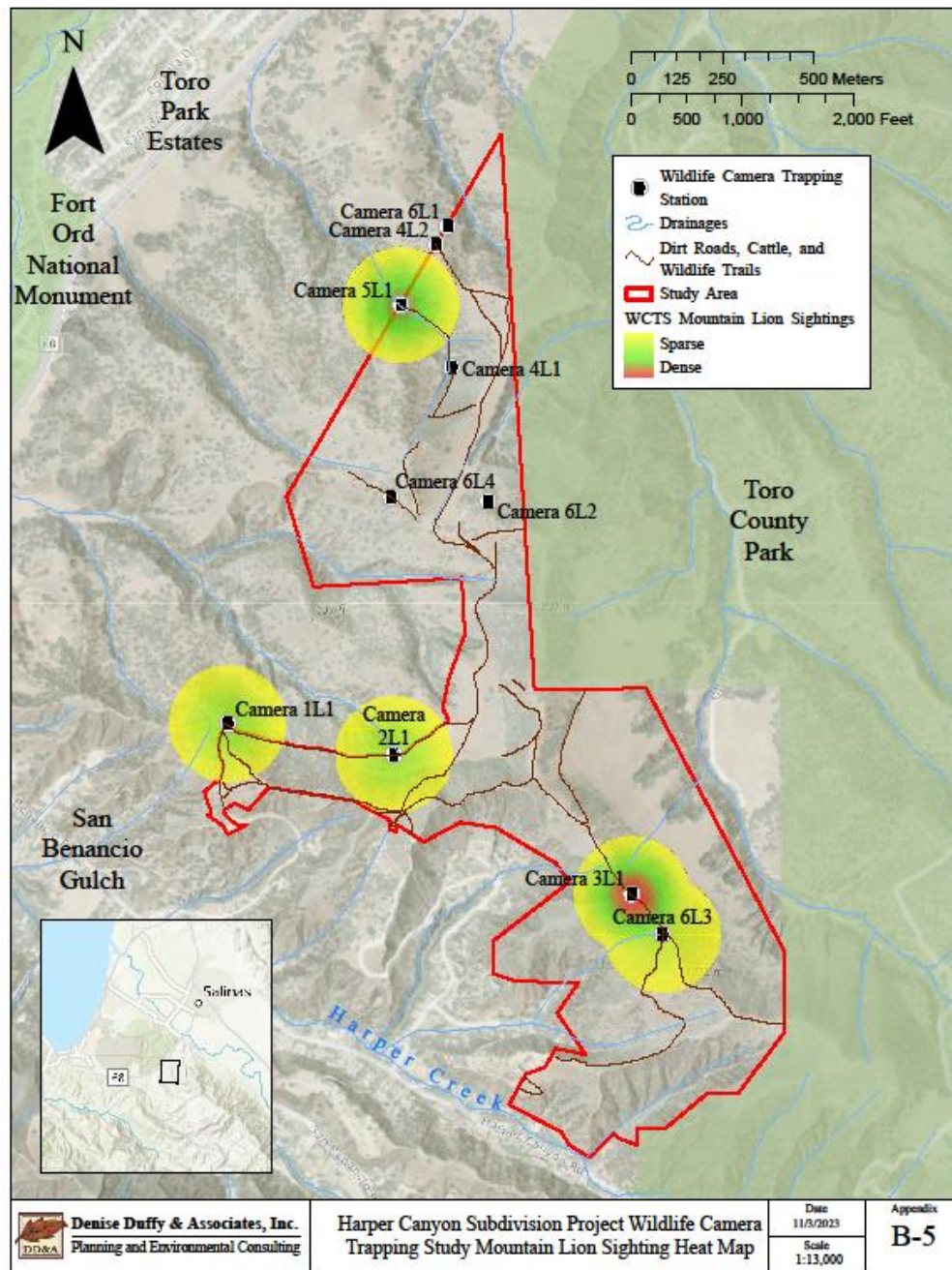


FIGURE 3.3-1A
BIOLOGICAL COMMUNITIES - WESTERN PARCEL



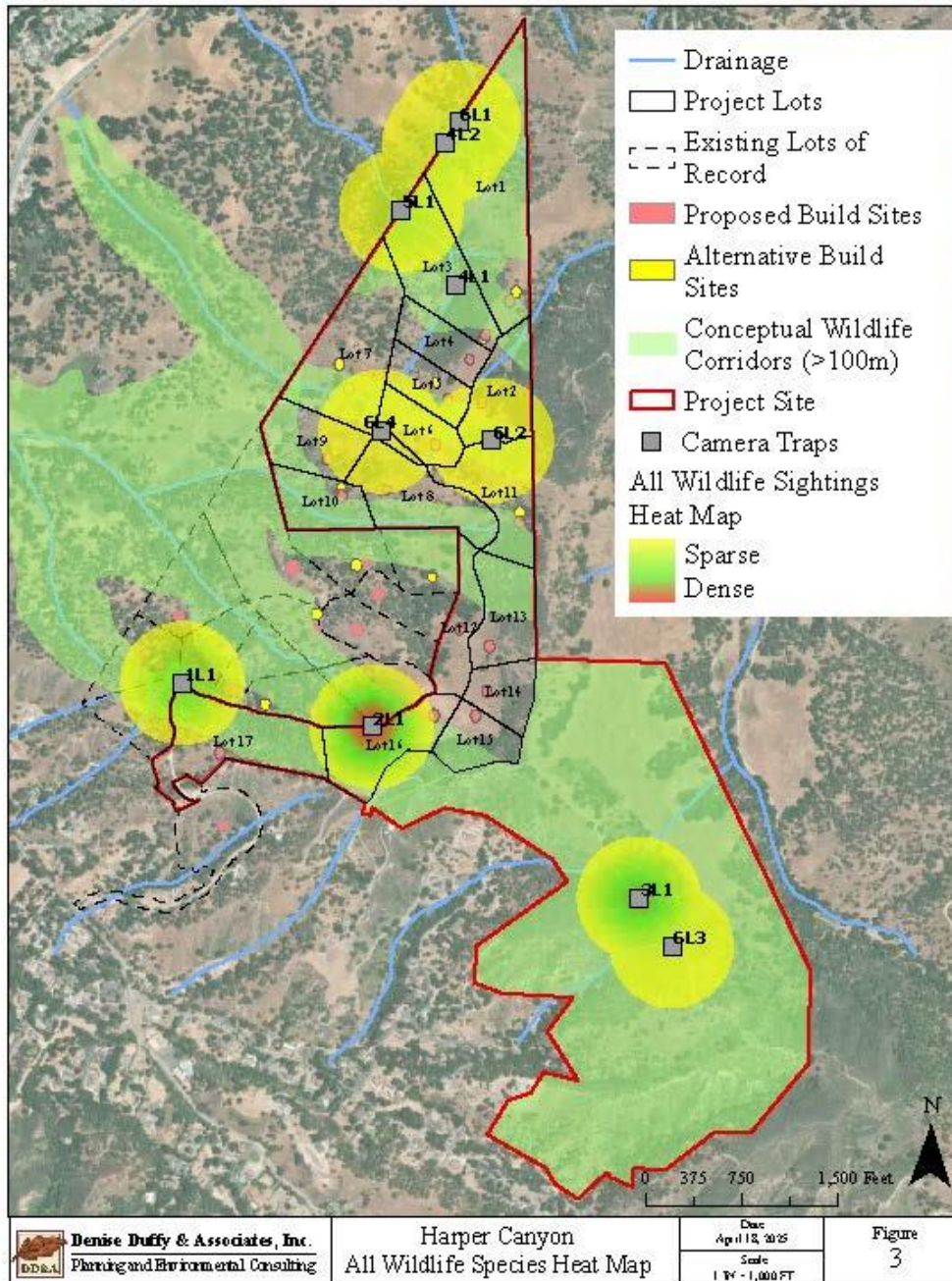
County's expert consultant studies wildlife corridor impacts

- 6 cameras strategically placed throughout property and track wildlife movement for 6 months
- Heat maps prepared showing wildlife activity
- Fewer sightings of mountain lions (14) than other focal species
- Most were on remainder parcel that will be dedicated to County



SEIR Findings

- Absent mitigation, Project may impact wildlife corridors.
- Mitigation measure reduce impact to less than significant levels.
 - Dedication of 154 acre parcel creating a 1,500 foot wide unobstructed corridor for wildlife movement
 - 4 times the size amount deemed adequate by expert biologists.
 - Restriction on development within 200 feet from riparian edge of drainage channels
 - Installation of wildlife friendly fencing and lighting
 - Incorporation of crossing structures for safe animal passage
 - Implementation of Wildlife Corridor Plan with designated open space areas for wildlife passage



SEIR should be certified and Project approvals reinstated.

- SEIR's impact analysis and proposed mitigation measures are supported by substantial evidence.
 - Wildlife Camera Trapping Study Report, Draft SEIR, Final SEIR, Peer Review Report, County Planning Staff analysis
- Approval of Project conforms with State Housing.
- Project is consistent with County's planning and zoning designations.
- Project exceeds mitigation imposed on Ferrini Ranch project.
 - 185 homes, dozens in close proximity to undercrossing.

Conclusion

- All findings for approval can continue to be made
- Light development footprint (approx. 90% open space)
 - 17 lots on 344 acres
 - Minimal grading and tree removal
 - Homes situated outside viewshed corridors
 - Wildlife corridor easements provided on and off-site
- Impacts have been mitigated
- Substantial public benefit: 154 acres dedicated to County for expansion of Toro Park



THANK YOU!

**ANY
QUESTIONS?**

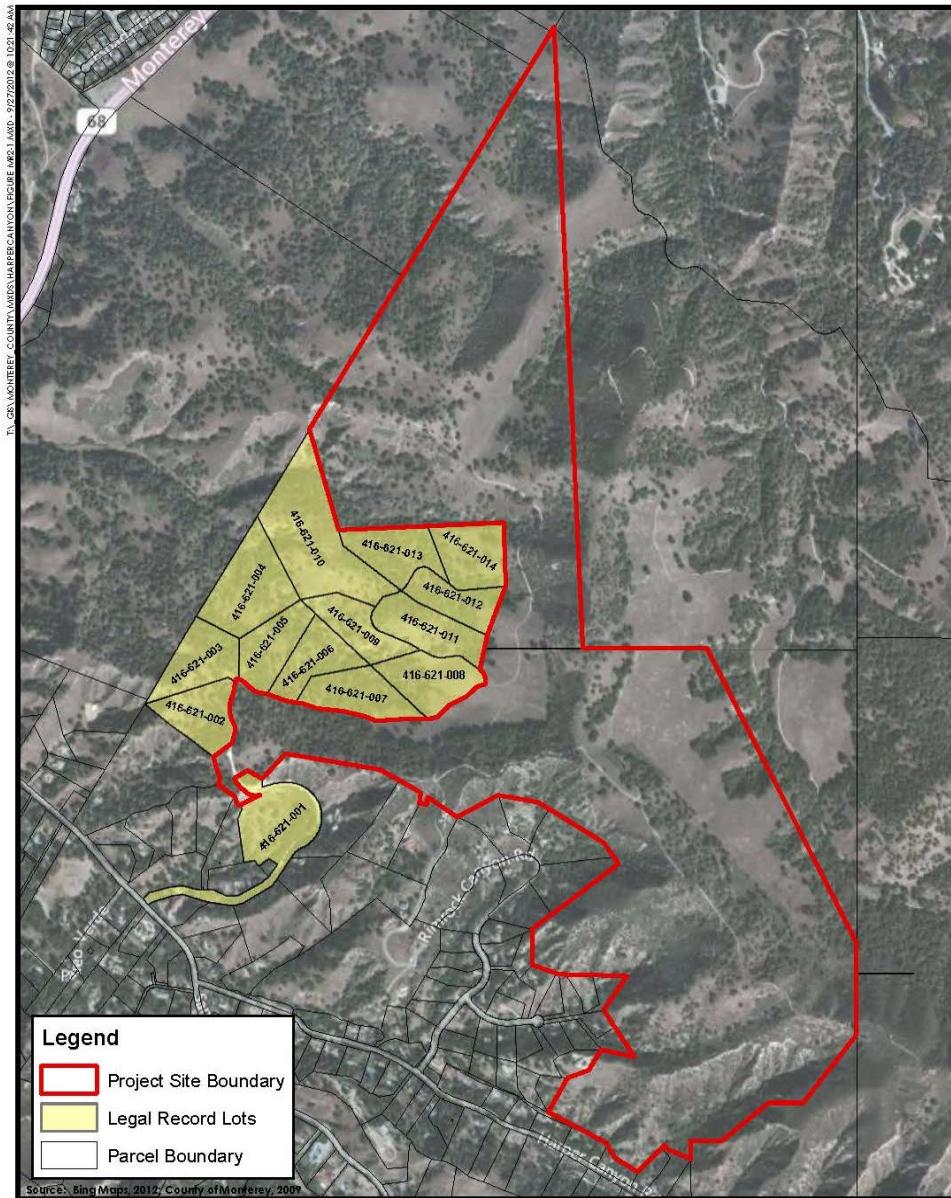
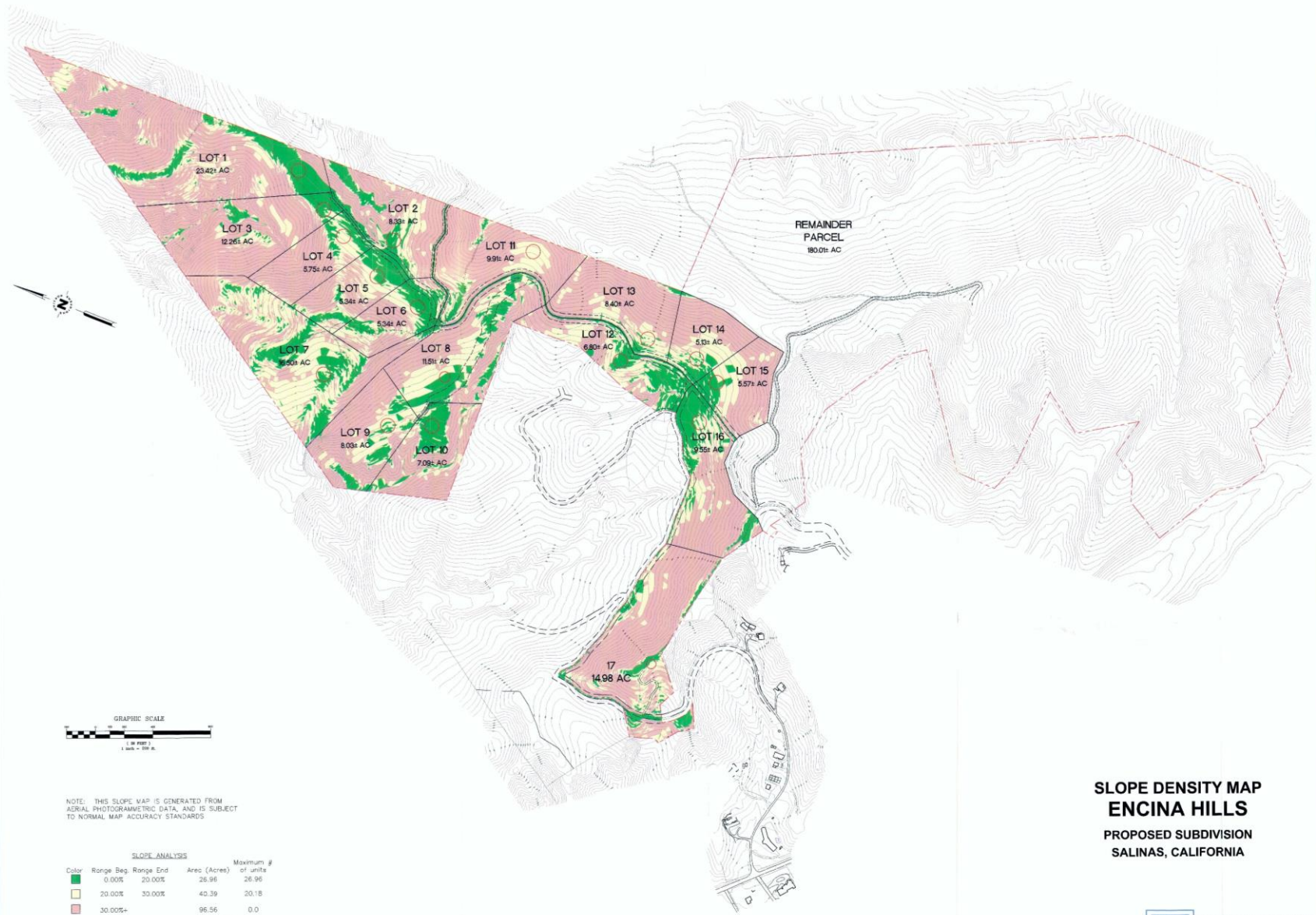


Figure MR2-1
14 Legal Lots of Record





**SLOPE DENSITY MAP
ENCINA HILLS
PROPOSED SUBDIVISION
SALINAS, CALIFORNIA**

WE WHITSON ENGINEERS
2000 GARDEN BLVD, SUITE 200, MONTEREY, CALIFORNIA 93940
4085 AVENUE, SAN DIEGO, CALIFORNIA



15. C:\3A\Work\Monterey, County of\Kernal\Barrich 26-01-D1\Views\Section 4-3



FIGURE 4-3B
ALTERNATIVE 5 SITE PLAN - WEST
PMC