

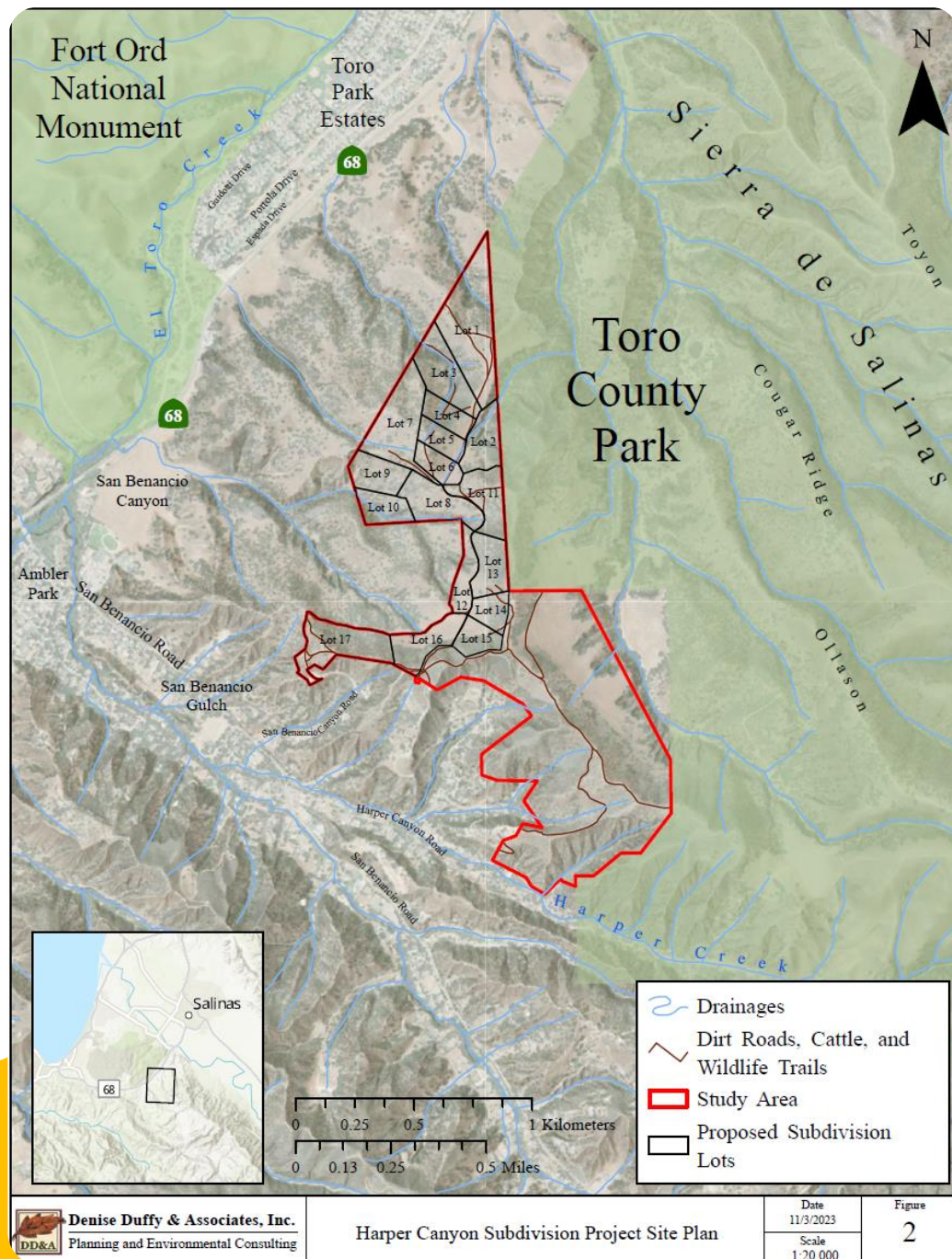
~~Harper~~
Canyon
(Encina
Hills)
PLN000696

Board of Supervisors

Item #20

May 20, 2025





Location

- Approximately 344 acres, North of Harper Canyon Road and San Benancio Road, East of Highway 68, West and Southwest of Toro Regional Park

Project

- 17 lot residential subdivision on approximately 164 acres with a 180 acre remainder lot to be dedicated as open space

Background

- Applied December 2000
- Initial Study prepared 2003
- Directed to prepare an EIR by Planning Commission in 2005
- Draft EIR prepared 2008
- Final EIR prepared 2010
- Planning Commission 2010 continued due to complaint with CPUC over the Ambler Park water system
- 2014 PC denies application (appealed to Board)
- May 2014 Board adopts motion of intent to deny the project
- New water testing information presented 2014
- March 2015 Board considers new water testing information and adopts a motion of intent to approve
- April 2015 Board denies appeal and approves the project
- CEQA Lawsuit filed
- 2018 Superior Court rules in favor of petitioners on water and wildlife corridor issues
- Appeals and cross appeals filed on ruling
- 2021 Court of Appeal overturns Superior Court ruling on water but agrees on wildlife corridor.
- 2021 County rescinds 2015 approval with respect to wildlife corridor issues (following Court of Appeal orders)

Consider

- Certifying the Final Supplemental EIR (wildlife corridor)
- Reinstating the 2015 approval with modifications
- Adopting a revised mitigation monitoring and reporting plan
- Review limited to Wildlife Corridor issue

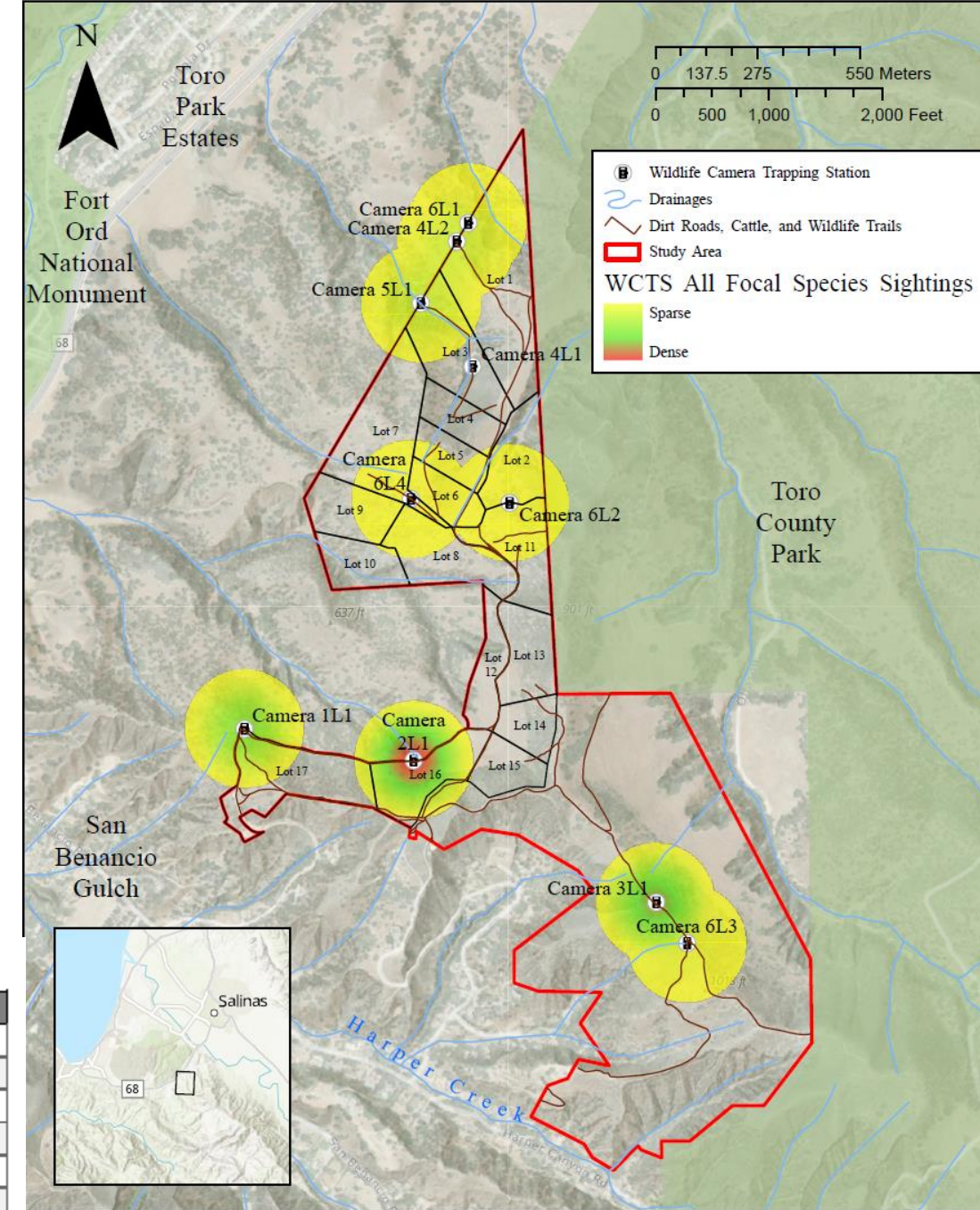
Wildlife Corridor and Camera Trap Study

- Background documents (wildlife connectivity studies)
- 6 camera traps adjusted throughout study period (Dec 2 – May 30)
- Wildlife corridor between Fort Ord National Monument, Toro Park, and Santa Lucias

Table 3. Focal Species Wildlife Camera Trap Results

Species	# of Tagged Photos	# of Sightings	Camera Locations
Bobcat	133	65	1L1, 2L1, 3L1, 4L2, 5L1, 6L3, 6L4
Coyote	226	120	1L1, 2L1, 3L1, 4L2, 5L1, 6L1
Fox	461	175	1L1, 2L1, 3L1, 6L3
Black-Tailed Deer	204	58	1L1, 2L1, 3L1, 4L2, 5L1, 6L1, 6L3
Mountain Lion	52	14	1L1, 2L1, 3L1, 5L1, 6L3
Wild Pig	148	26	1L1, 2L1, 3L1, 4L2, 5L1

Note: Photos taken within one 15-minute block of time were considered a sighting.

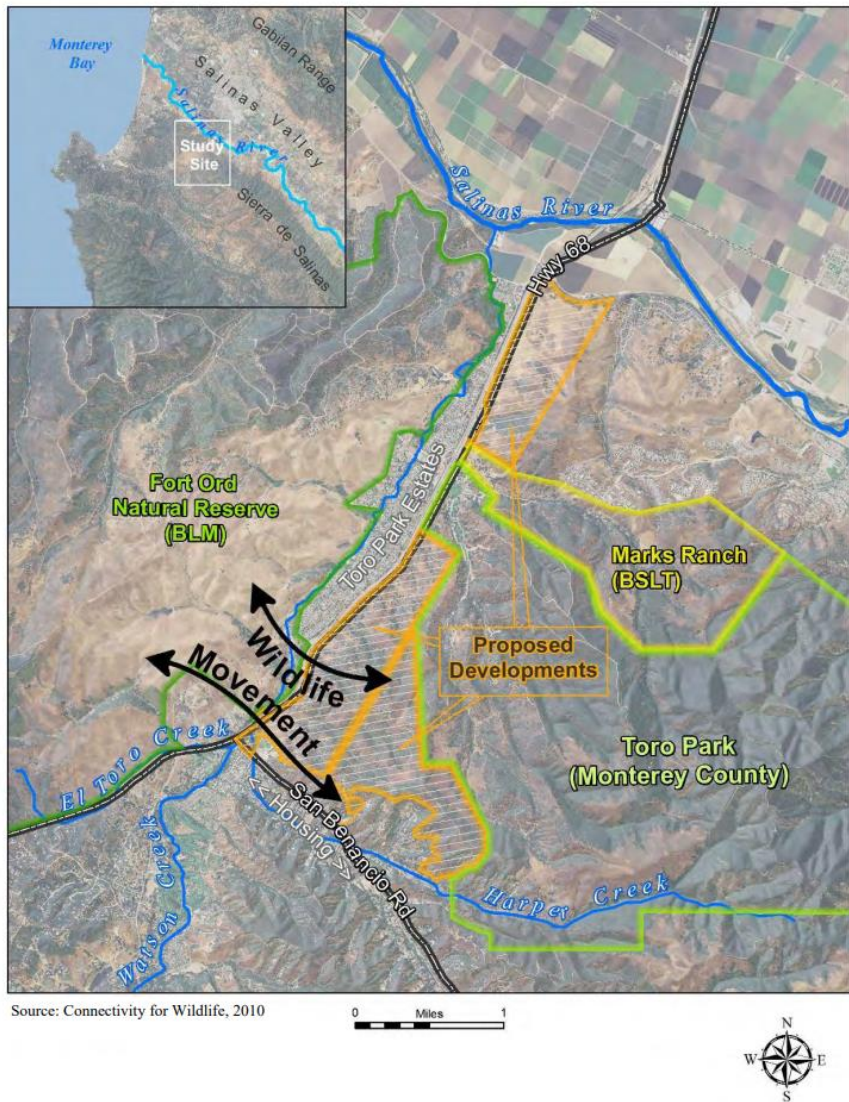


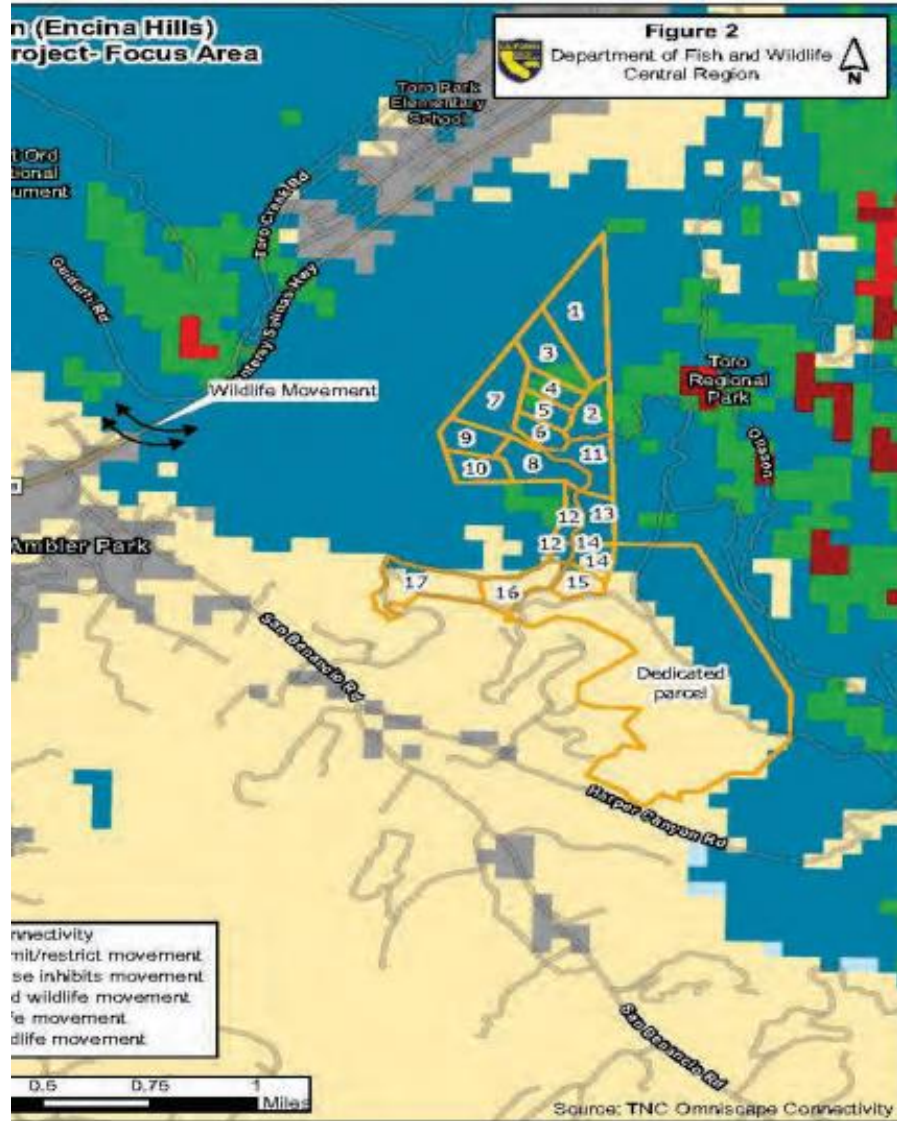
Supplemental Draft EIR (SDEIR)

- Recirculation of portions of 2013 EIR revised to address wildlife corridors (15088.5(c) and 15234)
- Potentially significant impacts on wildlife corridor mitigated
- Circulated for public comment from March 12, 2024 to April 26, 2024
 - Comments from:
 - Pathways for Wildlife (Tanya Diamond)
 - Meyer Community Group (Richard Rosenthal)
 - Mike Weaver
 - Big Sur Land Trust (Rachel Saunders)
 - California Department of Fish and Wildlife (Julie Vance)

Final Supplemental EIR (FSEIR)

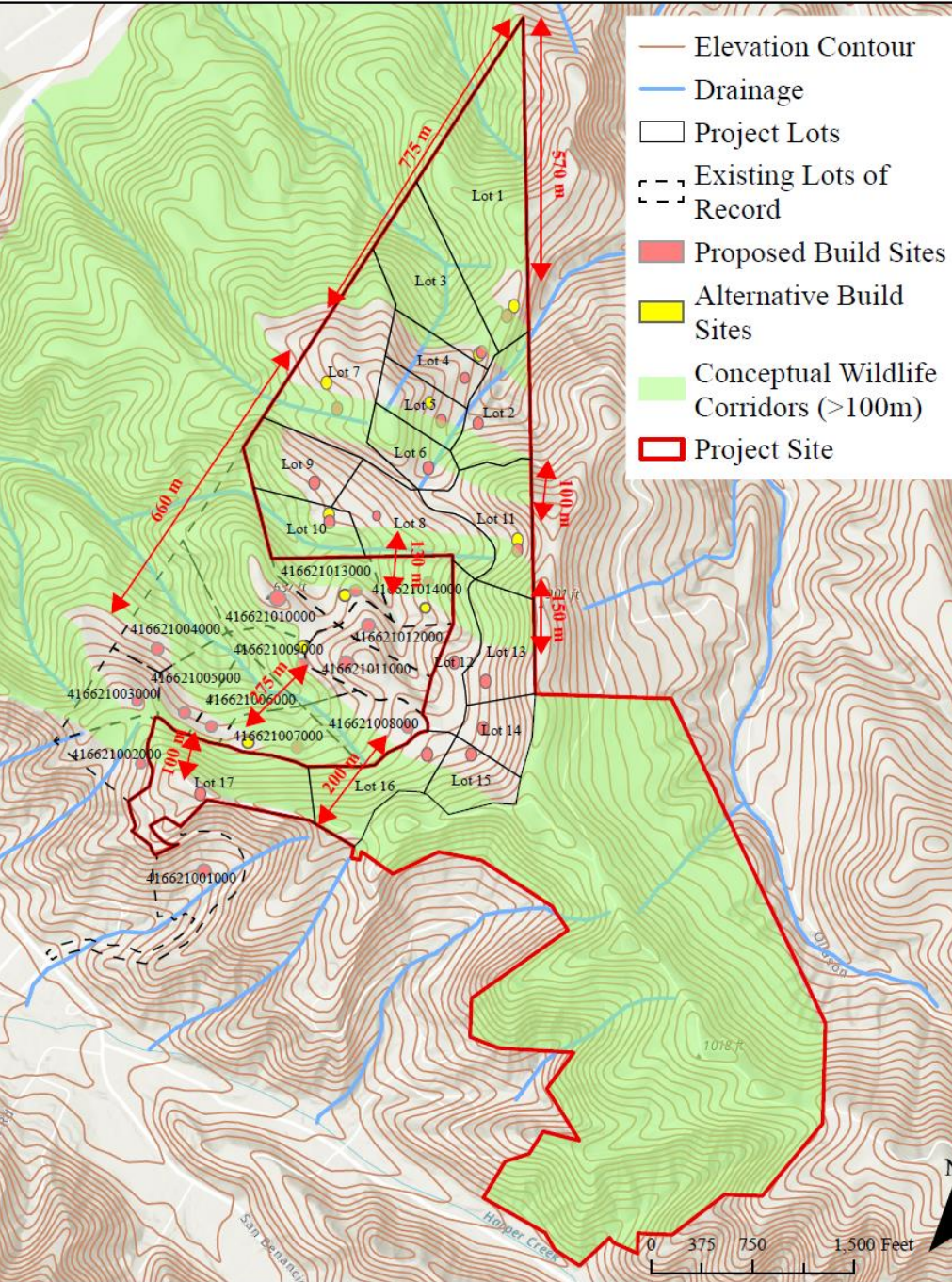
- Response to Comments
 - Clarifications and Amplification
 - Revised Mitigation
 - Performance Measures (preserve corridors)
 - Enforceable
- Wildlife corridor location
 - Figures 3.3-2
- Cumulative Impacts and Alternatives considered





Comments

- CDFW and Others
 - Significant wildlife corridor
 - Human/Wildlife conflicts
- Meyer Community Group
 - Court Order
 - Define corridor
 - Deferred mitigation
 - Cumulative analysis



Consultation with CDFW

Revised Mitigation Measure 3.3-8f

- Human/Wildlife conflicts
- Maximum permeability for

Conceptual Corridor Plan

- Includes lots outside subdivision footprint

Recommendation

- Certify FSEIR
- Reinstate Resolution 15-084
 - Certifying FEIR (as supplemented)
 - Statement of Overriding Considerations
 - Approving Subdivision VTM and Use Permits for subdivision improvements
 - Adopt MMRP
- Adopt Resolution amending Resolution 15-084
 - Wildlife Corridor and EIR changes
- Adopt Revised MMRP



View of drainage corridor
north of Lot 17
(~ 230 m, highest
activity)

