Exhibit I

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CARMEL RIO ROAD PROJECT

FINAL EIR MITIGATION MEASURES

AES-3 Downcast Lighting. All street lighting and exterior lighting on residences shall be downcast with full cutoff fixtures and low mounted to reduce light trespass onto adjacent properties.

Mitigation Monitoring: The applicant shall submit lighting plans for review and approval by RMA – Planning prior to issuance of grading or building permits.

B-1(a) CRLF Pre-construction Survey and Impact Avoidance. The following measures shall be implemented during construction of the proposed project.

- Water shall not be impounded in a manner that may attract CRLF.
- All food-related garbage shall be placed in tightly sealed containers at the end of each workday to avoid attracting predators. Containers shall be emptied and garbage removed from the construction site at the end of each workweek. If sealed containers are not available, garbage shall be removed from the construction site upon completion of daily activities. All garbage removed from the construction site shall be disposed of at an appropriate off-site refuse location.
- Not less than 14 days prior to the start of any construction activities, including staging and mobilization, a qualified biologist shall conduct pre-construction surveys within suitable upland habitat on-site. If no CRLF are observed, no further mitigation is necessary.
- Pets shall be prohibited at the construction site.

Mitigation Monitoring: A qualified biologist shall conduct pre-construction surveys not less than 14 days prior to the start of construction. The biologist shall submit a preconstruction survey report outlining methods and findings of the survey to RMA – Planning for review and approval prior to start of construction. The biologist shall inspect the site periodically during construction to confirm compliance.

B-1(b) USFWS Consultation. If CRLF, during any life stages, are identified within the work area and impacts to individuals cannot be avoided, construction and grading in these areas shall be halted, and the County and USFWS shall be contacted immediately to initiate FESA Consultation. No CRLF shall be captured and relocated without expressed permission from USFWS.

Mitigation Monitoring: Upon finding signs of CRLF, the applicant shall not commence construction or grading, or if construction has begun, shall halt construction and grading and immediately notify RMA – Planning and USFWS. RMA – Planning shall participate in coordination efforts with USFWS, and shall review and approve documentation that consultation has been completed and agency recommendations have been implemented prior to allowing the applicant to reinitiate construction activities.

B-1(c) Worker Environmental Awareness Training (WEAP). Prior to initiation of construction activities, including staging and mobilization, all personnel associated with project construction shall attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status species and sensitive biological resources that may occur on-site. The program shall include identification of the special status species and their habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting that they have attended the WEAP and understand the information presented to them. The form(s) shall be submitted to the implementing agency to document compliance.

Mitigation Monitoring: The biologist shall prepare the fact sheet and submit it to RMA – Planning for review prior to WEAP trainings. The biologist shall submit WEAP sign-in forms to RMA – Planning to document compliance for the WEAP training.

B-1(d) Monterey dusky-footed Woodrat Pre-construction Survey and Impact Avoidance. If feasible, vegetation removal shall be conducted when woodrats are least likely to breed in October through November. No more than 30 days prior to construction, a qualified biologist shall conduct a pre-construction survey for Monterey dusky-footed woodrat middens within 50 feet of the work limits. At the discretion of a qualified biologist, an exclusion buffer shall be established around any woodrat middens that can be avoided, and these exclusion zones shall be fenced as Environmentally Sensitive Areas to protect the nest. If a woodrat midden cannot be avoided, potential dismantling and relocation strategies shall be developed and presented to the CDFW by a qualified biologist for review and approval.

Mitigation Monitoring: The biologist shall submit a preconstruction survey report outlining methods and findings of the survey to RMA – Planning to RMA – Planning for review and approval prior to start of construction. If middens are found and cannot be fully avoided, the relocation strategy shall be submitted to RMA – Planning for concurrence prior to implementation. The applicant shall submit photographs to RMA – Planning to confirm any required fencing is intact during construction.

B-1(e) White-tailed kite Survey and Impact Avoidance. Surveys for white-tailed kites shall be conducted by a qualified biologist no more than 14 days prior to initiation of any construction activities, including construction staging and vegetation removal. The surveys shall include the entire disturbance areas plus a 200-foot buffer around any disturbance areas. If no white-tailed kite active nests or roosts are observed, no further mitigation is necessary. If present, white-tailed kite active nest sites and roots shall be fully avoided. Full avoidance shall be documented by regular site visits by a qualified biologist. These site visits shall be documented in a report submitted to the County for verification that the project complies with full avoidance of nests or roosts. The monitoring and report documentation shall continue for the duration of the project or until the nests or roosts are no longer active.

Mitigation Monitoring: The biologist shall submit a preconstruction survey report outlining methods and findings of the survey to RMA – Planning for review and approval prior to start of

construction. If nests are found, the biologist shall submit nest monitoring reports to RMA – Planning for review to confirm compliance.

B-1(f) Burrowing Owl Avoidance and Minimization. Pre-construction surveys shall be conducted for burrowing owls in accordance with CDFW-adopted survey protocols (California Burrowing Owl Consortium, 1993). This could entail surveys for winter residents in December and January, in addition to peak nesting season (April 15 through July 15) surveys. All suitable habitat, potential or known burrows, or burrowing owls identified on-site shall be assessed and mapped. Survey results shall be valid only for the season during which the survey is conducted. Surveys shall cover all suitable habitat on-site plus a 500-foot buffer where feasible. If no burrowing owls or habitat are detected, no further action is required.

If, during pre-construction surveys, burrowing owls are detected on-site or within the survey area, all burrowing owls and occupied burrows shall be counted, mapped as stated above, and avoided by establishing a buffer around the occupied burrow(s). The buffer shall be a minimum of 300 feet around nest burrows and 100 feet around non-nest burrows. Buffers shall be demarcated with highly visible construction fencing and no ground disturbance activities shall occur within this buffer until the qualified biologist has determined that the burrow is no longer occupied. If an occupied burrow cannot be avoided, passive relocation may be implemented by a qualified biologist with guidance from the CDFW. No burrowing owls may be trapped. Passive relocation shall be limited to the non-breeding season, typically between April 15 and July 15. Passive relocation may involve installation of one-way doors at burrow entrances for a minimum of five days. Once the qualified biologist has determined that the burrow is no longer occupied, the burrow may be hand excavated to prevent re-occupancy.

Mitigation Monitoring: The biologist shall submit a preconstruction survey report outlining methods and findings of the survey to RMA – Planning for review and approval prior to start of construction. documentation of burrow avoidance during nesting season If occupied burrows are found, the biologist shall submit documentation of burrow avoidance during nesting to RMA – Planning. If relocation is required outside nesting season, the biologist shall submit a relocation plan to RMA – Planning for review and approval in consultation with CDFW

B-2 Pre-construction Surveys for Nesting Birds and Raptors. The nesting season is generally considered February 1 to September 15. For construction activities occurring during the nesting season, surveys for nesting birds and raptors covered by the CFGC and the MBTA shall be conducted by a qualified biologist no more than 14 days prior to initiation of any construction activities. Construction activities include construction staging and vegetation removal. The surveys shall include the entire disturbance areas plus a 200-foot buffer around any disturbance areas. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The biologist shall have full discretion for establishing a suitable buffer. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.

Mitigation Monitoring: The biologist shall submit a preconstruction survey report outlining methods and findings of the survey to the Monterey County RMA – Planning Department prior to start of construction. The Monterey County RMA – Planning Department shall review and approve the report prior to start of construction. If nests are found, the Monterey County RMA – Planning Department shall review the nest monitoring reports to confirm compliance with nest avoidance, and documentation of the date nests become inactive.

CR-2 (a) On-Site Monitoring. A professional archaeologist and an Esselen Tribal Monitor shall supervise soil disturbing activities such as demolition, excavation, and driveway removal. If at any time, potentially significant archaeological resources are discovered, the Tribal Monitor and/or the archaeologist shall be authorized to temporarily halt work until the find has been evaluated and, if determined significant, until mitigation measures have been formulated and implemented with the concurrence of RMA - Planning. A sampling of soil may be screened during monitoring to facilitate resource identification and data recovery. At least two single specimen radiocarbon dates shall be obtained. Prior to issuance of any grading or building permits, a copy of a signed agreement between the applicant, archaeologist, and Tribal Monitor shall be submitted to RMA-Planning for review and approval.

Mitigation Monitoring: The applicant shall submi**t** signed agreements between the applicant, archaeologist, and Tribal Monitor to RMA-Planning for review and approval prior to the issuance of grading or building permits. An Esselen Tribal Monitor shall supervise soil disturbing activities and halt work if potentially significant archaeological resources are discovered.

CR-2 (b) On-Site Pre-construction Meeting. An on-site pre-construction meeting shall be held between the applicant, the archaeologist, the OCEN Tribal monitor, and the contractor to discuss and assure the understanding of the mitigation measures required and the scheduling of construction with regard to monitoring. Prior to issuance of any permits, a letter summarizing what was discussed at the pre-construction meeting between all parties shall be submitted to County of Monterey RMA-Planning.

Mitigation Monitoring: The applicant shall submit the pre-construction summary letter to RMA – Planning prior to the issuance of grading or building permits.

CR-2 (c) Unanticipated Discovery of Archaeological Remains. If previously unidentified archaeological resources are encountered during construction or land disturbance activities, work shall stop within 50 feet of the find and RMA – Planning shall be notified immediately to assess the nature, extent, and potential significance of the find. If archaeological resources are found, the applicant shall retain a qualified archaeologist to implement a Phase II subsurface testing program to determine the resource boundaries, assess the integrity of the resource, and evaluate the resource's significance through a study of its features and artifacts.

- If the resource is determined not to be significant, no capping and/or further archaeological investigation or mitigation shall be required.
- If the resource is determined to be significant, the County of Monterey may choose to allow the capping of the area containing the resource using culturally sterile and chemically neutral fill material. If such capping occurs, then a qualified archaeologist

shall be retained to monitor the placement of fill upon the resource. If a significant resource will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. The results and recommendations of the Phase II study shall determine the need for construction monitoring. If monitoring is warranted, a qualified archaeologist shall be retained by the applicant to be present during all earth moving activities that have the potential to affect archaeological or historical resources. A monitoring report shall be submitted to the County upon completion of construction.

Mitigation Monitoring: If encountered, a qualified archaeologist shall implement a Phase II subsurface testing program. RMA – Planning shall consult with the archaeologist regarding appropriate mitigation. If construction monitoring is required, the archaeologist shall submit a monitoring report to for review and approval by RMA – Planning.

CR-2 (d) The text of mitigation measures CR-2a through CR-2c shall be posted and maintained at the project site for the duration of construction.

Mitigation Monitoring: The applicant shall submit photo documentation to RMA-Planning confirming that the text of mitigation measures CR-2a through CR-2c have been posted and maintained.

CR-3 Fossil Salvage. If fossils are discovered, a qualified paleontologist or paleontological monitor shall recover them. In the case of a large fossil requiring extensive excavation, the paleontologist shall have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossils(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection. The curation in a scientific institution shall include all pertinent field notes, photos, data, and maps.

Mitigation Monitoring: A qualified paleontologist or paleontological monitor shall recover any discovered fossils and halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

H-1 (a) Accidental Spill Control and Environmental Training. Prior to the issuance of grading or building permits, the applicant shall submit a Spill Response Plan and Spill Prevention, Control and Countermeasure Plan to the County of Monterey for review and approval. The Spill Response Plan (SRP) in combination with the Spill Prevention, Control and Countermeasure (SPCC) Plan to be prepared for the proposed project shall include procedures for quick and safe clean-up of accidental spills. The SRP and/or SPCC shall prescribe hazardous materials handling procedures for reducing the potential for a spill during construction, and shall include an emergency response program to ensure quick and safe clean-up of accidental spills. Additionally, an environmental training program shall be established to communicate environmental concerns and appropriate work practices, including spill prevention and response measures to all field personnel. A monitoring program shall be implemented to ensure that the plans are followed during all construction activities.

Mitigation Monitoring: The applicant shall submit the Spill Response Plan and Spill Prevention, Control and Countermeasure Plan to the Environmental Health Department for review and approval prior to the issuance of grading or building permits. The applicant shall implement a monitoring program to ensure that the plans are followed during all construction activities.

H-1 (b) Maintain Vehicles and Equipment. All vehicles and equipment, including all hydraulic hoses, shall be maintained in good working order to minimize leaks that could escape the vehicle or contact the ground. A vehicle and equipment maintenance log shall be updated and provided by the applicant to RMA – Planning on a monthly basis for the duration of project construction.

Mitigation Monitoring: RMA – Planning shall review the monthly log during project construction.

H-1 (c)Design-level Drainage Analysis and Minimization of Runoff. The applicant shall conduct a design-level drainage analysis prior to issuance of a construction permit that shall identify existing drainage patterns across the project site and existing off-site stormwater discharge locations. The drainage analysis shall quantify, to the extent feasible, the existing and predicted post-construction peak runoff rates and amounts both on-site and off-site immediately downgradient of the project site. The drainage analysis shall identify any changes to the location of down-gradient discharge of stormwater runoff and any potential impacts on off-site property that would result from those changes. Stormwater control measures shall be developed to maximize on-site infiltration of stormwater and minimize off-site stormwater discharge. These stormwater control measures shall be designed to achieve conformance with Monterey County General Plan Safety Element Policy S-3.1 such that post-development, off-site peak flow drainage from the project site would not be greater than pre-development peak flow drainage. The stormwater control measures may include, as necessary, above-ground retention and/or detention basins, stormwater collection tanks, subsurface infiltration devices such as cisterns with permeable bottoms or perforated pipes, permeable pavement, and vegetated swales. The stormwater control measures required by this mitigation may be used, in whole or in part, to satisfy the erosion and runoff control standards of the NPDES-required SWPPP and the Monterey County Code-required erosion control plan.

Mitigation Monitoring: The applicant shall submit the design-level drainage analysis to RMA – Public Works and RMA – Environmental Services and the Water Resources Agency prior to issuance of grading or building permits. The identified stormwater control measures shall be installed prior to issuance of occupancy permits.

H-1 (d) Stormwater Control Plan, Operation and Maintenance Plan, and Maintenance Agreements. Prior to issuance of construction permits, the applicant shall submit a Stormwater Control Plan, prepared by a registered professional engineer, addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include the location of the drainage facilities and construction details. A report with supporting calculations shall also be provided. The Stormwater Control Plan shall be reviewed by a licensed Geotechnical Engineer to ensure conformance with the Geotechnical Investigation or Engineering Geology Report. Prior to issuance of construction permits, the applicant shall submit an Operation and Maintenance Plan

to RMA Environmental Services for review and approval. The plan shall be prepared by a registered Professional Engineer and include, at a minimum, the following: a) a site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed, b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices, and c) the O&M plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance. Prior to issuance of construction permits, the applicant shall enter into a Maintenance Agreement (Agreement) with Monterey County. The applicant shall submit a signed and notarized agreement to RMA Environmental Services for review and approval. The agreement shall clearly identify the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual report to be prepared by a registered Professional Engineer. The annual report shall be submitted to RMA Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of that same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Mitigation Monitoring: Prior to issuance of grading or building permit, the applicant shall enter into a Maintenance Agreement with Monterey County and submit an Operation and Maintenance Plan to RMA – Environmental Services for review and approval. The applicant shall submit a signed and notarized agreement to RMA – Environmental Services for review and approval. An annual report shall be submitted to RMA – Environmental Services, for review and approval, no later than August 15th. This mitigation measure shall be included as a note on the Final Map.

H-4 Protect Project Structures and Residents from Flood-related Loss, Injury, or Death. The applicant shall design the project and all on-site structures in a manner that reduces the exposure to loss, injury, or death involving flooding to the maximum extent feasible. Prior to issuance of grading permits, the applicant shall submit a description of proposed flood control measures for review and approval. Measures can include on-site improvements, off-site improvements, or a combination of on- and off-site improvements. Examples of on-site improvements include:

- Raising building foundations above the base flood elevation
- Designing roadways in such a way that they serve as effective levees
- Providing on-site flood capture systems that would intercept and infiltrate flood flows up-gradient of all on-site structures
- Providing on-site drainage facilities to route flood flows around project structures (provided that those on-site drainage facilities do not result in a post-development discharge of runoff that would exceed pre-development levels)

Examples of off-site improvements include:

- Contribution to, and confirmation of, concrete plans for the implementation of regional flood mitigation strategies. Examples of regional flood mitigation strategies relevant to the project site include:
    - Installation of an upstream conduit to capture DA-27 flood flows and route those flows to the Carmel River (extension further to the north of an 84-inch drainage

pipe as proposed by the Rancho Canada Village Project would address this requirement)

- Raising the elevation of Val Verde Drive sufficiently to protect the project site from the DA-27 overland flows, provided that those re-directed flood flows do not adversely affect off-site properties.

In the case where the applicant chooses to contribute to regional flood mitigation strategies, the applicant shall confirm with the County or appropriate resource agency that those improvements would be constructed prior to the issuance of occupancy permits. If the applicant chooses not to contribute to regional flood mitigation strategies, then the applicant must implement one or more of the on-site improvements listed above such that the exposure to loss, injury, or death involving flooding (including project-induced off-site flooding) would be reduced to the maximum extent feasible.

The applicant shall submit the proposed flood protection measures to RMA – Public Works, RMA – Environmental Services and the Water Resources Agency for review and approval prior to issuance of grading or building permits. The submittal shall clearly demonstrate that all on-site habitable structures would be raised above the base flood elevation or would be fully protected from DA-27 flood waters produced during the 100-year storm event.

Mitigation Monitoring: The applicant shall submit a description of proposed flood control measures to RMA – Public Works, RMA – Environmental Services and the Water Resources Agency for review and approval prior to issuance of grading or building permits.

N-1 (a) Construction Equipment. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions.

Mitigation Monitoring: The applicant shall require all contractors to maintain and tune-up all construction equipment to minimize noise emissions.

N-1 (b) Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.

Mitigation Monitoring: The applicant shall prohibit all contractors from leaving construction vehicles and equipment idling for longer than five minutes when not in use.

N-1 (c) Stationary Equipment. Stationary construction equipment that generates noise that exceeds 60 dBA Leq at the boundaries of the nearby residential uses shall be shielded. Temporary noise barriers used during construction activity shall be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 40 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dBA insertion loss, provided it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough (a minimum height of eight feet) to completely block the line-of-sight between the noise

source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier. The recommended minimum noise barrier or sound blanket requirements would reduce construction noise levels by at least 10 dBA

The equipment area with appropriate acoustical shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

Mitigation Monitoring: The applicant shall submit grading and building permit plans that list the appropriate construction equipment noise reduction measures. RMA – Planning shall review the building and grading plans to confirm the inclusion of appropriate construction equipment noise reduction measures. Compliance shall be monitored by County Building Inspectors.

N-1 (d) Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity.

Mitigation Monitoring: The applicant shall require all contractors to comply with this measure.

N-1 (e) Disturbance Coordinator. A noise disturbance coordinator shall be designated by the contractor. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

Mitigation Monitoring: The applicant shall submit documentation that a noise disturbance coordinator has been designated and that the telephone number is conspicuously posted to RMA – Planning for review and approval. The noise disturbance coordinator shall respond to all complaints.

U-2 New Sewer Line. The applicant shall construct a new sewer line to connect to the CAWD sewer system. The new sewer line shall run from the project site south down the centerline of Val Verde Drive to Rio Road. The piping within Val Verde Road shall measure 12 inches in diameter. At Rio Road, the new sewer line shall turn 90 degrees to the west and transition to 24 inch diameter piping. Manhole access shall be provided. The new 24 inch sewer line shall then run approximately 300 feet west under Rio Road to connect with the CAWD sewer line at an existing manhole in Rio Road. The required sizing is subject to Mitigation Measure O-1 in Section 5.0, *Other CEQA Required Sections.*

Mitigation Monitoring: The applicant shall submit plans for the new sewer connection for review and approval by RMA – Public Works and CAWD prior to issuance of grading or building permits.

O-1 New Sewer Line Capacity Limitations. The new sewer line required by Mitigation Measure U-2 shall be sized to meet only the demands of the proposed project itself.

Mitigation Monitoring: The applicant shall submit plans for the proposed sewer line confirming that the infrastructure is appropriately sized consistent with this measure for review and approval by RMA – Public Works and CAWD prior to issuance of grading or building permits.