

# Attachment E

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**MONTEREY COUNTY**  
**Planning and Building Inspection**  
**2620 First Avenue**  
**Marina, CA 93933**  
**831-883-7500**



## **INITIAL STUDY**

### **I. BACKGROUND INFORMATION**

<b>Project Title:</b>	Cathrein Acres
<b>Project Location:</b>	South of and at terminus of Pesante Road; west of Crazy Horse Canyon Road. Access to the site via Hidden Canyon Road.
<b>File No.:</b>	PLN990330
<b>Date Prepared:</b>	October 5, 2001. Revised and recirculated December 11, 2003
<b>Study Prepared by:</b>	Luis A. Osorio, Christine McFerson, Mike Novo, Steven Maki, Taven M. Kinison-Brown
<b>Name of Applicant:</b>	Don Chapin
<b>Assessor's Parcel Number(s):</b>	125-291-001 and 125-621-017
<b>Acreage of Property:</b>	143.25 acres plus a 7.34-acre 'not a part' of the subdivision
<b>Zoning District:</b>	RDR/5.1
<b>General Plan Designation:</b>	Rural Density Residential 5+ ac/du
<b>Lead Agency:</b>	Monterey County
<b>Contact Person:</b>	Taven M. Kinison Brown. Assigned Project November 2003
<b>Phone Number:</b>	(831) 883-7532

### **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

#### **A. Forward:**

Originally circulated for public review October 5, 2001, the proposed project, Initial Study and proposed Mitigated Negative Declaration were received by the State Clearing House October 15, 2001. November 13, 2001 was the end of the initial public review period. The project was tabled and removed from public hearing calendars. Since this time, the Department of Fish and Game, Department of Transportation, and the Fish and Wildlife Service have responded with comments to the proposed project and environmental document. The applicant has now redesigned and reorganized the project to address concerns expressed by these agencies and to reduce or negate identified potential environmental impacts of the proposal.

The document now submitted has been updated from its previous release in October 2001 and corrected to reflect the renumbering of the parcels and their new shapes and configurations, as well as to refine, update and in some cases remove earlier proposed mitigation measures due to improvements in the proposed project design. Additional information resources and documentation have been referenced accordingly to bring this document up to date.

## **B. Project Description:**

The project site is located south of Highway 101 and west of Crazy Horse Canyon Road in northern Monterey County. Existing development consists of one single-family dwelling and accessory agricultural buildings accessed from Pesante Road (on Homestead Lot 25). Grazing land is the historic use of the property. The project consists of a Standard Subdivision Vesting Tentative Map for the division of approximately 143.25 acres into 28 residential lots ranging from 1.23 acres to 5.2 acres in size and three open space lots totaling 78.96 acres in size. The project also involves the removal of native trees (approximately 2% of the oak trees), grading of approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill for roads and infrastructure, the proposed mitigation measures, and connection to the Hidden Canyon Ranch mutual water system serving an adjacent approved subdivision and other lots in the area (approved for 59 connections). The majority of parcels are proposed to be approximately two to three acres. The existing General Plan and Zoning density allows for 28 units on the site, an increase of 27 units over the existing situation. The project proposes to cluster these units providing private open space.

Main access to the site would be provided from Crazy Horse Canyon Road, which is a two-lane county road extending between Highway 101 and San Juan Grade Road. via Hidden Canyon Ranch road of the adjoining Hidden Canyon Ranch project. Because proposed road extension of Hidden Canyon Ranch Road would result in a long cul de sac without a through exit or connection, an emergency access route would also be provided to Pesante Road. Streets are proposed to be private and maintained by a Homeowners' Association.

Water service will be provided by a private system on the adjoining subdivision (Hidden Canyon Ranch Mutual Water System). Water lines proposed to link this subdivision with the Mutual Water System will run within proposed street rights-of-way. The water system involves one well (the primary well) on parcel 125-291-001, one well (the backup well) on parcel 125-621-017 and a 275,000-gallon water tank within the adjacent subdivision, and water lines located within proposed road rights-of-way (Reference 15). The water system has an approved capacity to serve 59 parcels. The Monterey County Health Department has reviewed the system's plans and has determined that sufficient information is available to determine that the system will have adequate quantity and quality to meet the requirements of the California Code of Regulations. Sewage disposal will be provided by individual septic tanks and leach fields. The Health Department has reviewed septic location testing and is satisfied that a septic system will be effective on each proposed parcel. Underground utilities will be constructed to serve all lots. Existing PG&E and Pacific Bell infrastructure is located on Crazy Horse Canyon Road.

Storm water runoff will be discharged through storm drains into detention/retention ponds located in the northwest portion of Open Space Parcel A. The drainage ponds would be constructed to augment existing wetland habitat on the site. The capacity of the basins would accommodate runoff from large storms so that there would be no increase in peak flow discharge off the site. In addition, water would be drained through percolation pits to assist in recharging the local aquifer. The percolation pits would consist of thirty 6" diameter pipes surrounded with drain rock inside a 12" pipe, with intakes raised 1.5 to 2 feet above the pond surface. The pipe would be perforated for a depth of about 10 to 20 feet below any impermeable soil layers and a minimum of 10 feet above ground water to allow aquifer recharge (Reference 28). Impermeable layers, where encountered, are expected to be about 3 to 7 feet below the ground surface. These basins would be designed and located to maximize their utility for these purposes and to enhance riparian/wetland values on the site.

Grading for the construction of the road system and driveways will require approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill. Most of this work will be needed for Cathrein Road, as it drops from Lots 16 and 18 down to its intersection with the emergency access road, between Lots 23 and 24 at Parcel A. This intersection will be set upon a ten to twelve-foot deep fill area.





## B. Environmental Setting and Surrounding Land Uses:

### Environmental Setting

The subject site is located in the Prunedale Hills in northern Monterey County approximately four miles northeast of Salinas. The area is characterized by rural residential properties set in gently rolling hills. Small farms, open grasslands and woodlands dominate the local landscape. The proposed subdivision encompasses approximately 143 acres and the topography is gently sloping to steep terrain ranging from 170 feet above sea level in the bottom of a swale in the northwest corner of the property along Pesante Road to about 500 feet at the crest of a hill at the site's highest point near the southeastern corner.

The site consists of gentle to steep hills and is crossed by three drainage areas. Slopes on the property vary greatly. Most of the proposed parcels on the eastern part of the property are on gentler slopes (primarily less than 20% slope) than those proposed for the west half. Every proposed parcel has adequate areas for building sites and septic systems on less than 20% slope (Reference 1--slope map). The geotechnical report identifies some minor 'slipouts' in a drainage, but they would not affect any home sites (Reference 13). The North County Area Plan requires that slopes greater than 30% be preserved by recordation of a scenic easement deed granted to the County. The project site is located in a high and moderate fire hazard area (Reference 2, Figure 6).

The project site is located in the Granite Ridge groundwater subbasin of North County. North County has been identified as an area in a state of overdraft, with a deficit of 11,700 acre-feet identified in the *Fugro-West Inc. report, North Monterey County Hydrogeologic Study, Volume I, Water Resources*, prepared in October 1995 (References 22 and 23). That study showed the Granite Ridge subbasin in balance. This project could potentially contribute an additional 10.2 acre-feet in overdraft to the groundwater basin, if not mitigated.

The area contains four different vegetative communities: annual grasslands, coast live oak woodlands, chaparral, and coastal scrub (References 7 and 8). There are no perennial creeks or streams on the site. However, there are several natural drainage swales on the site where water flows associated with rain events. Historically, the site has been used for cattle grazing and ranching activities. Rolling hills, grazing areas and scattered residential uses are located in close proximity to the site. The Hidden Canyon Ranch Subdivision to the north was recently recorded and several single family homes are under construction. The site has been used primarily for cattle grazing and other ranching activities; a residence and a number of farm buildings are located along a driveway at the terminus of Pesante Road. Open pasture grasslands and oak woodlands are the primary vegetation types with several swales and hillside seeps interspersed in the grasslands. An unnamed drainage channel tributary to Pesante Canyon Creek that supports some riparian vegetation runs from the farmhouse complex along the driveway and parallels Pesante Road along the site's northern boundary.

The property consists of several soil types, as described below (Reference 4). Except for some areas within Open Space Parcel A, the proposed parcels are almost exclusively located in the Arnold loamy sand areas.

<u>Type</u>	<u>Erosion Hazard</u>	<u>Septic Limitation</u>
Arnold loamy sand, 9-15% slope	moderate	moderate
Arnold loamy sand, 15-50% slope	high	severe
San Andreas fine sandy loam, 30-75% slope	high	severe
Santa Ynez fine sandy loam, 2-9% slopes	slight-moderate	severe
Xerorthents, dissected	high-very high	severe

See Aerial photograph with proposed parcels overlaid.





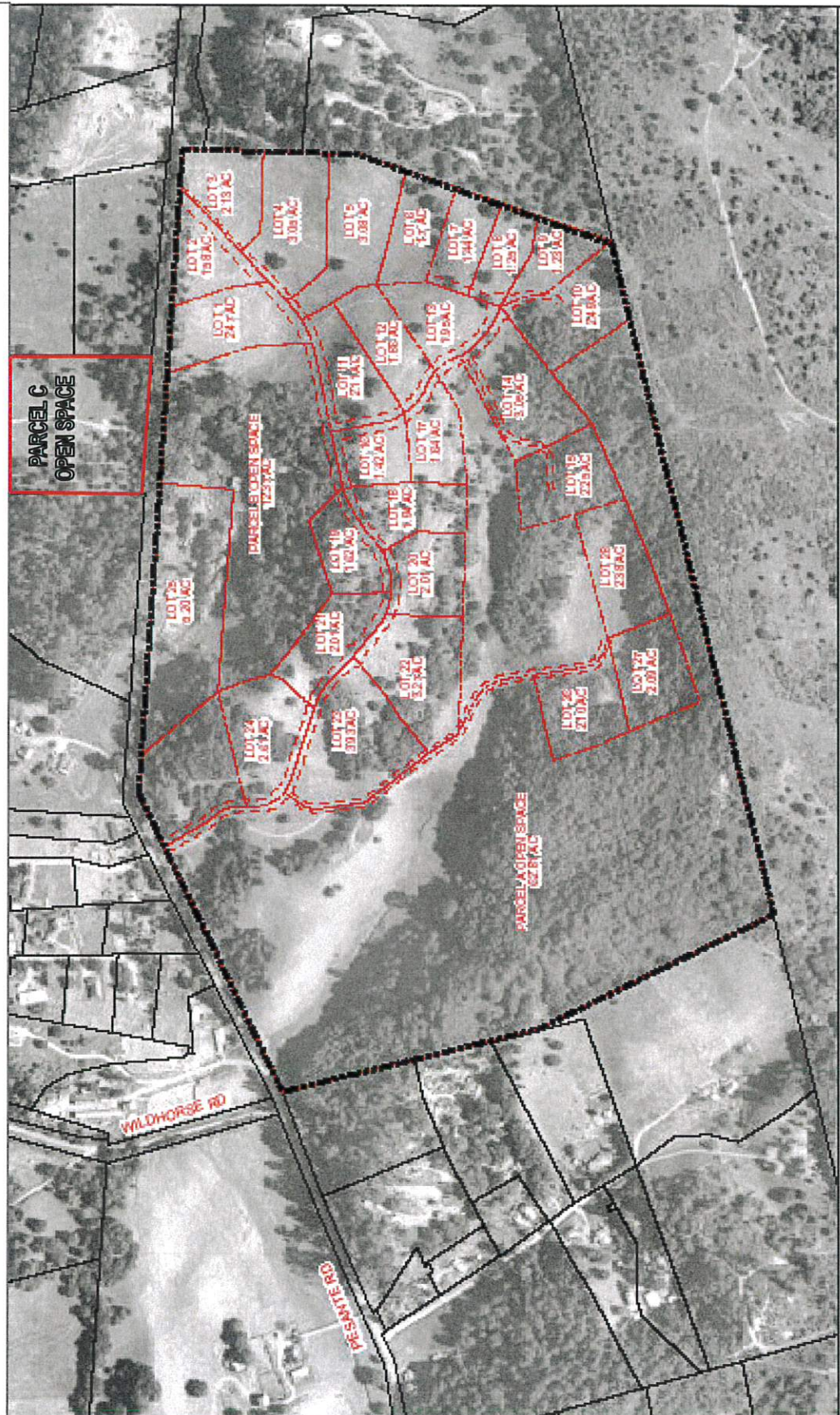
# CATHREIN ESTATES PLN990330

## PROPOSED PARCELS

PROPOSED PARCEL



SUBMISSION BOUNDARY



0 500 Feet



### Potential Site-Specific Project Constraints

The table below notes site constraints for the proposed parcels and for roads and infrastructure as follows:

Lot #	Slope	Oaks	Chaparral	Riparian	Wet	Scrub*
1						
2						
3		X				
4						
5						
6						
7						X
8						X
9		X				X
10		X				X
11	X	X				X
12	X					
13						X
14	X	X				
15	X	X				X
16		X				X
17						X
18		X				X
19	X	X				X
20	X	X				X
21	X	X				X
22	X	X				X
23	X	X				X
24	X	X				X
25 Homestead Parcel	X	X		X	X	X
26	X	X				X
27	X	X				X
28	X	X				X
Parcel A - Open Space	X	X	X	X	X	X
Parcel B - Open Space	X	X	X	X		X
Parcel C - Open Space	X		X			
Cathrein Road	X	X				X
Emergency Access		X		X	X	X
Driveway to 6,7,8						
Driveway to 9, 10		X				X
Driveway to 14, 15		X				X
Driveway to 26,27,28		X		X	X	X

\* According to the biologist, the removal of a portion of the scrub community is not considered to be a significant environmental effect.

These constraints identify issues for the roads/infrastructure and the building sites. In no case is an entire proposed parcel or road constrained.





#### Land Use

The project site is located within the Rural Density Residential zoning district, which allows permitted uses that can potentially cause environmental impacts. In addition to allowing the construction of single-family dwellings, the zoning district allows the following foreseeable activities without need of a discretionary permit:

- Pets
- Accessory structures
- Small day care and residential care homes in a house
- Animal husbandry and small livestock farming (limit—one large animal/20,000 square feet)
- Home Occupations
- Farming
- Intermittent livestock farming and animal husbandry, such as '4-H' projects

The following uses are currently found in or adjacent to the project site:

- Project site historic use—grazing with one single-family dwelling
- North—Rural residential uses and a recently approved 22-lot residential subdivision
- South—grazing land
- East—grazing land and residential
- West—residential and open space

### ***III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS***

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

#### Regional Population and Employment Forecast

It is the responsibility of the Association of Monterey Bay Area Governments (AMBAG) to prepare new population and employment forecasts for the three-county area approximately every 3-4 years. The three county area includes San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. Based on the county's population information and land use category, pending and approved projects, the proposed project is considered to be consistent with AMBAG'S year 2010 population forecast. The forecasted population growth for 2000-2010 (unincorporated area) is 9232 people; AMBAG has determined that the cumulative population growth by 2010 if this project were approved would be 2,928 people (References 25, 26, and 29).

#### Air Quality Management Plan

Monterey Bay Unified Air Pollution Control District incorporates the County's Local Coastal Program/General Plan in its preparation of regional air quality plans. Consistency of a project with the regional population and employment forecast will result in consistency of the project with the Air Quality Management Plan. As determined by AMBAG, the project would not exceed the year 2010 population forecast, making this project consistent with the applicable Air Quality Plan. Section VI, 3 (Air Quality) below discusses whether a particular project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in





cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations or creates objectionable odors affecting many people.

#### Water Quality Control Plan

The Regional Water Quality Control Board incorporates the County's General Plan in its preparation of regional water quality plans. The project is consistent with the General Plan and with AMBAG'S regional population and employment forecast and, therefore, is consistent with the Regional Water Quality Control Plan. Section VI, 8 (Hydrology and Water Quality) below discusses whether a particular project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage.

#### General Plan

Section VI.9 (Land Use and Planning) below discusses whether a particular project physically divides an established community, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or conflicts with any applicable habitat conservation plan or natural community conservation plan. Section VI.9 below, assesses the project's consistency with applicable policies of the Area Plan and General Plan.

### ***IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION***

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

#### **A. FACTORS**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture Resources                         | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                            | <input checked="" type="checkbox"/> Geology/Soils          |
| <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            | <input checked="" type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Noise   | <input type="checkbox"/> Population/Housing                |
| <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

For the environmental issue areas where there is no potential for significant environmental impact, the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:** The project is a 28-lot subdivision involving 27 additional single-family dwellings, on a residentially zoned legal lot of record. The proposed density is consistent with the zoning district in which the project is located. The project will not have a project-specific significant effect on the following resources:



would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

Groundwater Supply:

The applicant proposes to provide water to the project from the Hidden Canyon Ranch Mutual Water System, which has been approved by the Health Department with sufficient connections to serve the project. There are two existing wells on the subject parcel, one of which is used for the water system; the other will be abandoned. The water system's distribution facilities will be expanded to serve the project. The tanks and treatment system will remain on the Hidden Canyon subdivision to the north. The Health Department has approved the use of the well on this site for use as the primary well for the system. The backup well on the Hidden Canyon Ranch subdivision does not meet all secondary (aesthetic) drinking water standards.

County ordinances require that low water use fixtures be used in all new construction, hot water recirculation systems be used if fixtures are a great distance from the water heater, drought tolerant landscaping be used, efficient irrigation system, and rules for water use by residents be provided.

Data provided by the applicant's engineer, and calculated by County staff according to generally accepted County water duty factors for a rural ranchette setting, demonstrate that the subdivision will use 10.2 acre-feet per year more



**22.2.1 Meet noise levels--Consistent**

No noise generators are located in the project area.

**26.1.4.3 Proof of water—Consistent**

The County Health Department has reviewed the information and determined that adequate information has been submitted that an adequate water supply is being provided for the project.

**26.1.6.2 No paved sidewalks--Consistent.**

Paved sidewalks are not proposed.

**26.1.9 Ridgeline Development—Consistent with Mitigation**

Lot 23 may have the potential for ridgeline development, but development consistent with County Codes will assure a less than significant impact.

**26.1.12 Conservation Easement--Consistent.**

The subdivider has proposed conservation easements to preserve open space

**26.1.20 Exterior Lighting—Consistent with Mitigation**

See mitigation measure in Section VI, 1. Aesthetics.

**27.3.3, 30.0.1, 30.0.2 Buffer from agriculture—Consistent with Mitigation**

Title 21 requires a 200-foot buffer for new development adjacent to agricultural areas in the “F”, “PG” or “RG” zoning district. The adjoining property to the south has “PG” zoning. Portions of proposed lots 9, 10, 27 and 28 are located within 200 feet of the property boundary.

**Mitigation:**

39. A 200 foot wide agricultural buffer easement shall be delineated along the south property line, either to the north (on the subdivision property) or south (on the adjoining property). This easement will affect the area of proposed lots 9, 10, 27 and 28. No development, except permanent roads, shall be allowed within the buffer. Land within the easement shall not be used for recreational areas. Minor storage structures or sheds associated with the residential use may be permitted within the easement area. An easement document shall be prepared by the subdivider, subject to the approval of the Planning Director, and recorded concurrent with the Final Map.

**31.1.1 Adequate services--Consistent**

County Departments have reviewed the proposal and determined that adequate services are available to allow the project.

**36.0.4 (NC) Density--Consistent**

The project has been reviewed for density consistent with the calculations required by this section. The most restrictive calculation is based on zoning for the site—1 unit per 5.1 acres minimum. The project meets this density.

**37.2.1, 38.1.5, 39.1.4 Transportation LOS—Consistent with Mitigation**

See mitigation measures in Section VI, 17.

**51.1.5 (NC) Trail dedication--Consistent**

The project is identified as an area to provide a trail easement along Pesante Road. The right-of-way already exists for this trail.

**51.1.6 (NC) Trail easement--Consistent**

The trail can be located within the existing Pesante Road right-of-way.

**53.1.2 Water oversight--Consistent**

The Monterey County Water Resources Agency is responsible to oversee the overall groundwater situation and determine if a project would contribute to a significant effect.



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**10. MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.

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**11. NOISE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

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**12. POPULATION AND HOUSING**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.

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**13. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

**14. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.

**15. TRANSPORTATION/TRAFFIC**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located at the easterly terminus of Pesante Road west of Crazy Horse Canyon Road. Although current County plans indicate that Pesante Road will be extended to Crazy Horse Canyon Road, the project does not propose



to utilize Pesante Road as access. Access to the project will be provided by Crazy Horse Canyon Road, which extends from Highway 101 to San Juan Grade Road. The project would access Crazy Horse Canyon Road through the Hidden Canyon Ranch Subdivision, recorded on May 11, 1999. Emergency access would be provided at Pesante Road.

A Traffic Analysis Report was prepared by Higgins Associates, dated March 29, 1999, with supplemental information dated October 27, 1999. The project will add new traffic to the nearby road system including Crazy Horse Canyon Road and San Juan Grade Road. The traffic study also evaluates the potential project impacts to the following intersections:

- Crazy Horse Canyon Road/Highway 101;
- Crazy Horse Canyon Road/Hidden Canyon Ranch Road; and
- Crazy Horse Canyon Road/San Juan Grade Road.

The project will generate an estimated 258 daily trips with 20 trips generated during the AM peak hour and 27 trips generated during the PM peak hour. Adding this project traffic to the existing traffic and approved projects that have not yet been constructed or are under construction, the intersections studied would still operate at LOS A, except Crazy Horse Canyon Road and Highway 101, which currently operates at LOS F. Therefore, project-related traffic would not significantly impact traffic operations, except on Crazy Horse Canyon Road and Highway 101 (see cumulative analysis, Section VI, 17). Also, traffic signals would not be warranted at the Crazy Horse Canyon Road/Hidden Canyon Road and Crazy Horse Canyon Road/San Juan Grade Road intersections. For discussions on Highway 101 and Crazy Horse Canyon Road and mitigation measures, see the cumulative analysis section, below (Section VI, 17).

The extension of Pesante Road to Crazy Horse Canyon Road would alter existing traffic patterns as well as traffic patterns for approved project and the proposed project. Not only would this extension increase traffic volumes on Pesante Road, it would also increase traffic volumes on Crazy Horse Canyon Road and at the Highway 101/Crazy Horse Canyon Road intersection. The extension of Pesante Road is not proposed by the project and is unlikely to be built in the foreseeable future. Right-of-way purchased by the State for the Highway 101 Prunedale Bypass is located approximately 0.7 miles west of this project's location, in the area along Holly Hills Road.

16. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Unless Mitigation Incorporated			
Would the project:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Wastewater Treatment:

The project site will be served by individual septic systems. Except as discussed in Section VI.8, no significant impacts have been identified through analysis of the percolation tests reviewed by the County Environmental Health Department.

Water Treatment/Supply:

The Monterey County Environmental Health Department has worked with the subdivider to determine that adequate water quantity and quality is available for the project site and others proposed to utilize the approved Hidden Canyon Mutual water system. The project will be served by the mutual water system that supplies water to the 28 lots for this project, 22 lots within the Hidden Canyon Ranch project, the industrial lots along Crazy Horse Canyon Road, and 6 other residential lots in the area (Reference 19). The pump test on the well located on Cathrein Acres demonstrated that the well had adequate water quality and quantity to supply the entire system (Reference 20). The well located on APN 125-621-017-000 will serve as the backup well for the water system. A 275,000-gallon water tank will supply the system, and is located on the Hidden Canyon Ranch subdivision. Also see cumulative analysis, below, for necessary mitigation.

Storm Water:

A Preliminary Drainage Study prepared by LandSet Engineers, Inc. has been submitted which includes calculation of additional water runoff and the conceptual improvements to adequately handle it. Drainage from Area 1 (39.4 acres) and Area 2 (15.1 acres) will flow toward Pesante Canyon in their current natural state. Drainage from Area 3 (75.7 acres) will be directed into a series of 2-3 detention/retention ponds designed to contain the difference between the theoretical pre-development 10-year storm and the theoretical post development 100-year storm, per County standards. The capacity of the Area 3 system will overcompensate to account for the uncontrolled flow in Areas 1 and 2. In addition, the Hidden Canyon Ranch subdivision is providing control for Area 1. No other property is affected by the uncontrolled runoff of Areas 1 and 2. The overall capacity of the drainage system will result in a runoff rate as stated above. The result is that all properties downstream of this project will see a 10-year pre-development runoff during a 100-year storm event. The project includes the construction of percolation pits located in the bottoms of the retention/detention ponds. These will assist in recharging local aquifers and also lessen the runoff from the property. The County Water Resources Agency has reviewed the application and recommended conditions of approval to ensure compliance with current local and state regulations. As proposed, the project is not anticipated to result in a significant impact regarding storm water runoff.

Solid Waste:

Solid waste will be disposed of at Crazy Horse landfill, which has sufficient capacity to accommodate waste from this site.

**17. MANDATORY FINDINGS OF SIGNIFICANCE**

Does the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

As discussed above and mitigated herein, the project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

**Cumulative Water Impacts**

The Monterey County Water Resources Agency reports that there presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone and nitrate pollution problems throughout the area. The North County Area Plan recognizes the existence of these problems and that procedures be implemented to manage development in the area to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption. The proposed project, current agricultural practices, as well as future urban development accommodated through subdivisions in the North County area, and potential future conversion of land to agricultural use, will create a potentially significant cumulative groundwater impact.

This project will contribute to the North County Overdraft identified in the Fugro-West Inc. report, *North Monterey County Hydrogeologic Study, Volume 1, Water Resources*, prepared in October 1995. According to Monterey County Health Department, this project will contribute to the overdraft in the Granite Ridge subarea, which had a sustainable yield of 610 acre-feet and a historical use of the same amount in 1995 (Reference 22). According to preliminary data, the pumping in Granite Ridge sub-area contributes approximately four percent to the North County overdraft situation (Reference 23). Information supplied with this application demonstrates that the project will contribute an additional overdraft of 10.2 acre-feet per year. This amount will be reduced by domestic water returns to the ground of 11.2 af/yr and a proposal to recharge groundwater by percolation pits in the bottom of retention and detention ponds (Reference 28). Geoconsultants, Inc. reported that "calculations by LandSet Engineers, Inc. (2000) indicate that the predevelopment runoff, using an average of 18 inches of rainfall (Rantz, 1971) would be 57.5 af/yr.



With development, and the addition of impervious surfaces, runoff is estimated to be 69.0-57.5) that if percolated in the detention/recharge facilities would offset (or even make a slight positive contribution) to the net project water demand of 11.2af/yr. Accordingly, there would be no long-term impact on the regional ground-water resource" (Reference 30). No County agency has verified/certified the amount of recharge reported in the consultant's findings.

Ordinance #3496 (and as amended by Ordinance #4005) of the County of Monterey adds Chapter 18.51 to the Monterey County Code to establish a Water Impact Fee for development in the North Monterey County Area to assist in financing the study and management plans relating to the safe yield of the North Monterey County aquifers. The impact fee funds the development of a long-range "Comprehensive Water Management Plan." Because agriculture is a permitted use in the zoning district, commercial agricultural use on this property could contribute to the groundwater overdraft situation in North County. Compliance with the following mitigation measures would reduce this potentially significant impact to a level of insignificance (Reference 24).

#### Mitigation Measure

40. The applicant shall pay the appropriate financial contribution in accordance with Ordinance #4005, adopted by the Board of Supervisors to implement an area-wide hydrological study to address ground water overdraft and water resources management in the project area. The fees shall be paid prior to issuance of building permits.
41. Prior to filing the Final Map, the applicant shall record a deed restriction prohibiting any commercial agricultural uses on the property.

#### Cumulative Traffic/Circulation Impacts

Under cumulative conditions, the Crazy Horse Canyon Road/Hidden Canyon Road and Crazy Horse Canyon Road/San Juan Grade Road will continue to operate at LOS A. The Crazy Horse Canyon Road/San Juan Grade Road intersection would have enough traffic to warrant a signal under cumulative conditions, however one is not recommended because nearly all of the turning movements would be right turns and delays would be minor. Ultimately, construction of the Highway 101 Prunedale Improvements should reduce the volume of cumulative traffic using the Crazy Horse Canyon Road/San Juan Grade Road intersection. The Highway 101/Crazy Horse Canyon Road intersection would operate at LOS F conditions under the cumulative scenario. The planned Highway 101/Crazy Horse Canyon Road interchange project will mitigate cumulative impacts at this location (Reference 6). Construction of this interchange is scheduled along with the Prunedale bypass for 2008 (Reference 27). The following mitigation measures will reduce cumulative impacts to a level of insignificance.

#### Mitigation

42. Prior to filing the Final Map, the subdivider shall contribute a pro-rata share to 1) install a left turn lane on the northbound approach of San Juan Grade Road to Crazy Horse Canyon Road, 2) construct a traffic signal and intersection improvements of San Juan Grade Road at Rogge Road, and 3) construct a signal and intersection improvements at San Juan Grade Road and Russell Road.
43. Prior to filing the Final Map, the subdivider shall contribute a fee toward the construction of the Highway 101/Crazy Horse Canyon Road interchange. The amount of the fee shall be determined by the Monterey County Public Works Department prior to any public hearing on this project and shall be incorporated into the project conditions of approval.

## ***VII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plantlife and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plantlife and ecological communities dependent on plantlife, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

**De minimis Fee Exemption:** For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources VI.A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inspection Department Procedures for filing a de minimis exemption.

**Conclusion:** The project will be required to pay the fee.

**Evidence:** Development of the site as proposed will involve clearing and grading for roads and other infrastructure, creation of building pads in designated locations within lots, and excavation of water retention/detention basins. The project site contains dense oak woodland and chaparral habitat on the western ridge containing colonies of Pajaro manzanita and Monterey ceanothus. Grasslands on the project site may support sensitive plant species and grassland habitats can provide foraging opportunities and/or shelter for sensitive native wildlife that could occur on the site (e.g. California tiger salamander, burrowing owl). The site also contains wet swales and drainages that may be impacted by the project.

## ***VIII. REFERENCES***

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2. North County Area Plan
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4. US Department of Agriculture, SCS, 1978. *Soil Survey of Monterey County, California*.
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7. Zander Associates, December 17, 1999. *Biological Resource Assessment, Cathrein Acres Project, Monterey County, California*.
8. Zander Associates, March 1, 2000. *Addendum: Biological Resource Assessment, Cathrein Acres Project, Monterey County, California*.

9. Landset, Inc., August 19, 1999 (and Addendum October 19, 1999). *Percolation Test Report: Cathrein Acres*.
10. Monterey Bay Unified Air Pollution Control District, Revised August 1998. *CEQA Air Quality Guidelines*.
11. Dan Takacs, May 2, 2000. Higgins Associates, personal communication.
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15. Wyeast Engineering, March 1999. *Hidden Canyon Ranch Water System: Engineer's Report*.
16. LandSet Engineers, June 1, 1999. *Preliminary Drainage Study, Cathrein Acres*.
17. Steve Sakata, April 24, 2000. CALTRANS, personal communication.
18. Mike Novo, May 3, 2000. Monterey County Planning, Associate Planner, Site Visit.
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20. Ed Schreck, May 3, 2000. Monterey County Environmental Health, personal communication.
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24. Al Mulholland, May 11, 2000. Monterey County Water Resources Agency, personal communication.
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29. Nicolas Papadakis, Association of Monterey Bay Area Governments, June 9, 2000. *Revised Consistency Determination for Cathrein Acres Subdivision Project*.
30. Geoconsultants, Inc., February 26, 2001. *Ground-water Assessment Proposed Cathrein Acres Project*.
31. Department of Fish and Game Letter, October 3, 2003. Review of Supplemental information for Mitigated Negative Declaration (SCH 2001101084)
32. Zander Associates, November 18, 2003. Review and response to October 3, 2003 Dept. of F & G Letter.
33. Taven M. Kinison Brown, November 20, 2003. Monterey County Planning, Associate Planner, Site Visit.
34. United States Department of the Interior: Fish and Wildlife Service. Letter dated November 20, 2001, Review of first circulation of the proposed Mitigated Negative Declaration (SCH 2001101084).
35. Metadata for liquefaction for Monterey County. This layer is the product of a geologic data set produced by Lewis Rosenberg, CA State Certified geologist, under contract to the Monterey County General Plan Update team.



## ***IX. ATTACHMENTS***

- A. Vicinity Map
- B. Tentative Map
- C. Slope Map
- D. Excerpts from Biological Reports , Zander Associates
- E. Forest Management Plan, Stephen R. Staub
- F. Excerpt from Geoconsultants, Inc. Ground Water Assessment

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