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CHANGES TO THE RECIRCULATED DRAFT EIR

4.1 CEQA REQUIREMENTS

CEQA Guidelines section 15132 requires that a Final EIR contain either the draft EIR or a revision of the Draft EIR. This Final EIR incorporates the RDEIR by reference and includes the revisions to the RDEIR, as presented on the following pages.

4.2 CHANGES MADE

This section contains text, tables, and/or graphics from the RDEIR with changes indicated. Additions to the text are shown with underlined text (underline) and deletions are shown with strikethrough text (strikethrough). Explanatory notes in italic text (italic) precede each revision. A revised Figure 3.11-1 replaces the corresponding figure in the RDEIR. Also refer to Section 3.0, Revised Summary, for a summary of the RDEIR that reflects changes made as a result of the public review process.

The County makes the following changes throughout the document in response to comments by the Monterey Bay Air Resources District:

Modify all occurrences of the name “Monterey Bay Unified Air Pollution Control District” to the current name of “Monterey Bay Air Resources District.” Modify all occurrences of the acronym “MBUAPCD” to the current acronym of “MBARD.”

The County modifies Table 2.4 on page 2-61 of the RDEIR, in response to comments by the Monterey Bay Air Resources District, to include two additional bullets as follows:

- Air District Permits may be required for engine generator sets and boilers
- Air District Permits or registration may be required for portable construction equipment
The County deletes the first sentence of the last paragraph on page 3-10 of the RDEIR in response to comments by John Farrow, LandWatch Monterey County:

The proposed development is not on the crest of a hill and does not meet the criteria for having a silhouette or a substantially adverse impact as described in this chapter.

The County adds the following language at the end of section 3.1.3, RDEIR page 3-10, in response to comments by John Farrow, LandWatch Monterey County, to amplify and clarify the regulatory background discussion:

In 2016, the County adopted design guidelines related to lighting (MCC Title 21, Chapter 21.63, and Board of Supervisors Resolution No. 16-010). The guidelines include forms of acceptable lighting, mostly related to shielding and directing lighting to the intended area and an effort to reduce off-site effects from lighting, including protecting the night sky from light pollution.

Title 24, Part 6 (California Code of Regulations; 2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings)
While the project is subject to the local requirements in effect when the application was determined “complete” as explained on page 2-1 of the RDEIR, the project must comply with the latest state code requirements, such as the building code.

Beginning with the 2005 Energy Standards, the California Energy Commission has specified lighting power allowances based on project locations and whether the surrounding environment is wild (dark), rural (characterized by low ambient light levels) or urban (characterized by higher ambient light levels). Lighting zones are based on the latest (2010) U.S. Census Bureau data. They are designed to help limit light pollution and ensure light levels are appropriate for the purpose. Lighting Zone 2 is the state default designation for rural areas, which is the designation for this site located in Census Tract 111.01. ([www.factfinder2.census.gov](http://www.factfinder2.census.gov), Title 24 state website at [http://energy.ca.gov/title24/2016standards/](http://energy.ca.gov/title24/2016standards/), Nonresidential Lighting and Electrical Power Distribution Guide, California Lighting Technology Center, UC Davis, 2016 [https://cltc.ucdavis.edu/sites/default/files/files/publication/2016_Title24_Nonresidential_Lighting_Guide_170419_web_0.pdf](https://cltc.ucdavis.edu/sites/default/files/files/publication/2016_Title24_Nonresidential_Lighting_Guide_170419_web_0.pdf), and Guide to the 2016 California Green Building Standards Code, California Building Standards Commission, 2017 [https://www.documents.dgs.ca.gov/bsc/CALGreen/CALGreen-Guide-2016-FINAL.pdf](https://www.documents.dgs.ca.gov/bsc/CALGreen/CALGreen-Guide-2016-FINAL.pdf)).

Title 24 (California Code of Regulations) provides regulations to efficiently use lighting and save energy, including directing lighting to intended area, using occupancy sensors, multi-level lighting to provide efficient lighting levels, and mandatory and optional requirements to meet strict limitations as outlined in the regulation. All regulated, nonresidential buildings must be designed and built to comply with the mandatory measures of Title 24, Parts 6 and 11. In addition to meeting the mandatory requirements, buildings must also comply with
additional requirements specified within the Energy Standards. The Energy Standards requirements for outdoor lighting apply to hardscape areas and designated landscape areas. This typically consists of the paved portions of an outdoor building site but may also include planters or other small areas of landscaping within the application area.

The County modifies the last sentence of the first paragraph of Impact 3.1-2 on RDEIR page 3-24 in response to comments by Lois Panziera to read:

The nearest residential units are located to the east approximately within a quarter one mile from the project site.

The County adds the following text on page 3-47 of the RDEIR, at the end of Impact 3.2.3, in response to comments by John Farrow, LandWatch Monterey County.

To ensure that wood-burning stoves/fireplaces/barbecues are prohibited, a condition of approval will be required that prohibits wood-burning stoves/fireplaces/barbecues. A condition of approval is being used as the enforcement tool, as long-term stationary and vehicular emissions impacts are less than significant and do not require mitigation. The condition of approval is as follows:

Solid fuel heating appliances (i.e., wood-burning fireplaces; wood stoves; barbecues, etc.) shall be prohibited.

This prohibition shall be included as a condition of approval of the Combined Development Permit and reflected on the Use Permit for creation of 77 timeshare units, the Vesting Tentative Subdivision Map, all Final Maps, and on all building permits.

The County makes the following changes in the first sentence of the first full paragraph on page 3-297, in response to comments by Joe and Misty Panziera, to read as follows:

Homes on Paraiso Springs Road are situated as close as 30 26 feet from the edge of the roadway.

The County adds the following after the second sentence of the first full paragraph on page 3-297, in response to comments by Joe and Misty Panziera:

The groundborne vibration identified for the heaviest vehicles at 25 miles per hour is 0.014 in/sec PPV at five feet from the edge of the travelled roadway (RDEIR Appendix I, Illingworth and Rodkin, 2016, page 17).
Figure 3.11-1, Regional Fire Protection Facilities presented on page 3-305 of the RDEIR, has been revised to include the fire facility at the Soledad Correctional Facility. The figure is presented on the last page of this section.

The County makes the following change on RDEIR page 3-309, third paragraph, in response to comments from the Monterey County Sheriff’s Office:

Change the reference from “Beat #10” to “Beat 10A”

The County adds the following text after the third paragraph on RDEIR page 3-309, in response to comments from the Monterey County Sheriff’s Office:

There is a day shift (7 a.m. to 5 p.m.) with deputies that work out of the South County substation. There are 3-5 deputies working on a daily basis. One deputy would cover Beat 10A area during the day shift. During swing shift, which is from 3 p.m. to 1 a.m., there are two deputies assigned to work South County. These two deputies come out of the Central Station in Salinas Office. They are known as the 45 unit and cover all the beat areas of 10A/10B/11/12. Their briefing starts at 3 p.m. and they will drive down to South County and be in the area well before the day shift goes off duty at 5 p.m. The midnight shift works 9 p.m. to 7 a.m. The weekend days are always covered with two deputies that also come out of the Central Station in Salinas and work South County as the 45 unit and cover beats 10A/10B/11/12.

During the week, there are normally two deputies who come over from the Salinas office to cover. However, due to vacations and training, etc., staffing coverage may not always allow that. In those instances, where a call comes out and there is no 45 unit, the Salinas Beat 3 or Beat 4 unit would be dispatched. In a life threatening situation (resident is home and someone is breaking in) the call would also be dispatched to the closest city department (Soledad or Greenfield) and/or the California Highway Patrol.

The RDEIR has been revised to correct the title name of a reference. The County modifies section 3.12.5, Page 3-339, third paragraph, first sentence under Roadways Hazards to read as follows:


The County adds the following text after the fifth sentence in the third paragraph of Section 4.5.2, Aesthetics, on RDEIR page 4-6 in response to comments by John Farrow, LandWatch Monterey County, to amplify and clarify the discussion:
This area of the mountain range includes lighting from residential and agricultural facilities (including wineries). The area does not include substantial lighting from these uses and only one currently proposed project, a residential care facility located within the Las Palmas Ranch project, and one approved project (Ferrini Ranch subdivision) is included in the area subject to the cumulative analysis. The Las Palmas community, which contains approximately 1000 residential units near Spreckels, is 18 miles north of the project site. Due to the distance, light emitting from this project near Soledad would not add cumulatively to light emissions from either area. Also, the Las Palmas Ranch project would have to comply with the lighting standards controlling light pollution set forth in Title 24. The Ferrini Ranch project is even further away and is primarily located along the Highway 68 corridor, on the north and west side of the Sierra de Salinas mountain range. Very little of that project is visible within the Sierra de Salinas foothills area.

Table ES.1, Executive Summary of Significant Project Impacts, presented on pages ES-5 through ES-39 has been revised to include Impact 3.8-9 and Mitigation Measure 3.8-9, inadvertently excluded from the RDEIR table. Impact and Mitigation Measure 3.8-9 were included in the RDEIR on pages 3-254 through 3-256. The revised table is found in Final EIR section 3, Table ES.1.

RDEIR Appendix H inadvertently included an earlier version of the comprehensive hydrogeologic report. The County issued an Errata/Addition to Appendix H on March 16, 2018 incorporating the Comprehensive Hydrogeologic Report, Todd Groundwater, dated January 16, 2018, into the RDEIR. Appendix H has been revised to include the 2018 hydrogeologic report.

Replace Figure 3.11-1, Regional Fire Protection Facilities on page 3-305 as follows:
Figure 3.11-1
Regional Fire Protection Facilities
Paraiso Springs Resort EIR

Source: RBF Consulting 2010, Monterey County 2006