

All road improvements, which may be required as a condition of approval of any discretionary entitlement, shall be installed and constructed phase by phase or guaranteed through an appropriate adequately secured agreement before the issuance of building permits. Offsite improvements may be provided through the payment of appropriate fees and/or an agreement with the county to participate in improvement financing techniques.

Additional uses that would fall within the CVMP and CZ boundaries are residential uses, which include market rate single-family homes, inclusionary multifamily units, and employee housing. These uses will require further environmental review when specific permit applications are proposed but are evaluated in this EIR based on the amount of information available describing these uses.

Prior landowners had filed water rights applications with the SWRCB for winter on-stream storage of 6,000 acre-feet per year in the San Jose Creek watershed (application 29281), winter on-

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stream storage of 6,000 acre-feet per year in the Las Garzas Creek watershed (applications 29282 and 29283), and combined year-round diversion from wells in the Carmel River alluvial aquifer of 386 acre-feet per year (applications 30149, 30150, and 30154). These applications were associated with an earlier proposal for developing Rancho San Carlos, in which the water supply for the development was to be obtained by impounding and diverting surface water. In the present proposal, water will be supplied by a network of wells, and large surface water storage facilities will not be needed. Consequently, the applications probably will be withdrawn, except that the application for Las Garzas Creek will be used to cover the existing impoundment at Moore's Lake, which is presently unauthorized. For practical purposes, the application will be for impoundment only. There are no diversions from Moore's Lake and the water level remains essentially constant. The only consumptive use is evaporation from the lake surface.

Application is to divert more

Project Phasing

Implementation of the project will be accomplished in 24 phases, with full buildout expected to require 20 years or more. Development will be initiated within the GMPAP area, followed by subsequent development in the CVMP and CZ areas. Conveyance of parcels to the Santa Lucia Conservancy will take place in conjunction with recordation of final maps for each phase. Conservation easements on the openlands will be conveyed to the Conservancy phase by phase upon recordation of final maps. At any stage of development, inclusionary housing in an amount equal to or greater than 15% of the total completed units will be provided. The combined development permit application includes only general development plans for the land uses described above. Specific use permits will be required at a later stage of the project.

Applicant's Proposed Mitigation Measures

The project applicant is proposing to several mitigation measures to reduce impacts of the proposed project. These measures are listed within the relevant sections of the EIR, and some of which are not assumed to be part of the project description. Following the discussion of a particular significant impact, the EIR discusses whether the applicant is proposing a mitigation measure to reduce the level of significance of that impact. If so, the EIR identifies that measure as the "Applicant's Proposed Mitigation Measure". If the applicant's proposed mitigation measure would reduce the impact to a less-than-significant level, no additional mitigation measures are recommended. In contrast, if the applicant's proposed mitigation