

## CHAPTER 5. REDUCED/PHASED HCP ALTERNATIVE

### 5.1 INTRODUCTION

In response to comments received on the Draft EIS/EIR and concerns raised by the HWG (please refer to Chapter 3, *Master Response to Comments*), FORA and its consultants have worked closely with the Permittees, CDFW, and USFWS to develop the “Reduced/Phased HCP Alternative” (or “Alternative 4”). This alternative would reduce the extent of impacts to HCP species and other sensitive biological resources, would not rely on BLM lands for mitigation, encourage development of the former Fort Ord on previously developed/disturbed lands, and may reduce the cost of implementing an HCP. This alternative is described and analyzed below followed by a summary table which compares this alternative to the Proposed Action Alternative and Reduced Take Alternative (**Appendix E**).

This alternative is being presented primarily in response to comments and concerns raised by the HWG on the Proposed Action Alternative, and not CEQA-related impacts. The CDFW has expressed concern that the mitigation and preservation proposed within the BLM Fort Ord National Monument lands (Federal lands) as identified in the Draft HCP are not certain and, without inclusion of the Federal lands as mitigation for take, impacts to state listed species may not be fully mitigated and the proposed take may not meet permit issuance criteria under Section 2081 of the CESA. In addition, the Permittees have expressed concern that the cost of the Draft HCP is too high and not feasible, and the level of proposed take under the Draft HCP may be too high based on revised development projections (i.e., should consider a more realistic development scenario for next 50 years rather than full build-out under the Fort Ord Base Reuse Plan and local planning documents). Therefore, this alternative focused on removing Federal lands from the preservation acreage and reducing take acreage to meet a minimum 75% preservation (3:1 mitigation ratio) within the Non-Federal designated development areas and Non-Federal HMAs.

The Alternative 4 is a modified/reduced version of the Proposed Action Alternative considered in the Draft EIS/EIR. While not specifically developed to reduce CEQA-related impacts, the Reduced/Phased HCP Alternative does reduce most of the CEQA impacts identified for the Proposed Action Alternative. Because the Reduced/Phased Alternative does not result in any new or substantially more severe impacts than analyzed in the Proposed Action Alternative, these revisions do not required recirculation of the Draft EIS/EIR. A summary of each of the impacts and mitigation measures applicable to this alternative is provided in **Appendix E**.

### 5.2 PRINCIPAL CHARACTERISTICS

The Reduced/Phased HCP Alternative is a modified/reduced version of the Proposed Action Alternative considered in the Draft EIS/EIR (please refer to Section 2.3.4, *Alternative 2: Proposed Action*). Under the Proposed Action Alternative, the level of incidental take was identified and quantified based on an assessment of potential impacts to HCP species and their habitat from the implementation of covered activities (please refer to Section 4.4, *Biological Resources*, of the Draft EIS/EIR, and Chapter 4, *Impact Assessment and Levels of Take*, of the Draft HCP). This alternative would consist of reducing and phasing the level of incidental take that would result from the implementation of covered activities described under the Proposed Action.

Under Alternative 4, the covered activities would remain the same as described in the Proposed Action. However, the total level of incidental take would be reduced, and a take “limit” or “cap” would be applied per phase. The reduced take limit was developed in coordination with the Permittees to identify more realistic development projections over the life of the permit. The 50-year permit term would comprise of three phases: Phase 1: Years 1-15; Phase 2: Years 16-25; Phase 3: Years 26-50). The reduced level of incidental take would meet a minimum 75% preservation (3:1 mitigation ratio) within the Non-Federal designated development areas and Non-Federal Habitat Management Areas (HMAs). Under this

alternative, Federal lands would not be relied upon for mitigation or preservation. The ITPs under this alternative would provide take coverage for the identified activities on non-Federal lands only. Any activities that may result on take on Federal lands (i.e., BLM or Army) would be addressed through Section 7 consultation.

Under Alternative 4, covered activities would occur within non-Federal lands only, but would cover the same HCP species and include the same Permittees and land management structure as the Proposed Action. Under this alternative, future development activities would be similar as proposed under the Proposed Action within the designated development areas (i.e., existing developed areas and natural lands areas). However, it is assumed full build-out under the Fort Ord Base Reuse Plan and local planning documents would not occur during the 50-year permit term. Rather, future development activities would be reduced and likely concentrated in the 4,241 acres of developed/disturbed areas to keep within the reduced level of incidental take. This alternative assumes that future development within the Plan Area will occur consistent with the development assumptions contained in the relevant land use plans of the affected land use jurisdictions. Habitat management activities within HMAs would occur as described for non-Federal lands in the Draft HCP (please refer to Section 2.3.4, *Alternative 2: Proposed Action*, of the Draft EIS/EIR and the covered activities listed below). **Table 5-1** provides a summary of the land use designations under Alternative 4. Listed below are the covered activities for which incidental take authorization from the USFWS and CDFW would be sought under this alternative:

- Development, including construction associated with development, in designated development areas;
- Operation and management activities within HMAs, including:
  - Operation, maintenance, and management activities associated with roads, trails, and fuelbreaks;
  - Recreational and educational use; and
  - Beach management.
- HCP required action that may result in take, including:
  - Revegetation, restoration, and enhancement;
  - Prescribed burning and alternative vegetative management;
  - Non-native invasive species control;
  - Erosion control for habitat restoration and enhancement; and
  - Monitoring.

While covered activities would remain unchanged from the Proposed Action, impacts from covered activities would be required to stay within the reduced incidental take limits for each species and by phase (**Table 5-2**). As described above, the reduced take limit may result in encouraging future development to be cited to avoid take and/or occur within previously developed/disturbed areas. It may also result in constraining future development activities, resulting in a decrease in development or an intensification of development in previously developed/disturbed areas if take coverage is not available.

The Reduced/Phased HCP Alternative would include the implementation of the Draft HCP and associated conservation strategy, AMMs, and MMs related to non-Federal lands only. Therefore, there would be a reduction in the habitat management activities compared to those analyzed under the Proposed Action Alternative. In addition, with the reduction in incidental take, there may be a reduction in the required AMMs and MMs.

The Reduced/Phased HCP Alternative would achieve all of the goals and objectives of the Proposed Action Alternative.

**Table 5-1. Summary of Land Use Designations Under Alternative 4:  
Reduced/Phased HCP Alternative**

<b>Land Use Designation</b>	<b>Acres</b>	<b>Miles</b>
<b>Designated Development Areas<sup>1</sup></b>		
Currently Disturbed Areas (Developed Lands) to be Developed	4,241	
Natural Lands to be Developed	5,051	
Subtotal	9,292	
<b>Borderlands</b>		
Category 1		14.9
Category 2		14.3
Category 3		2.3
Category 4		27.7
Subtotal		59.2
<b>Habitat Management Areas</b>		
Allowable Development	485	
Road Corridors and Infrastructure	106	
Habitat Management	3,304	
Subtotal	3,895	
<b>Total</b>	<b>13,187</b>	<b>59.2</b>
<sup>1</sup> Under this alternative, the designated of development areas would not change from the Proposed Action. However, future development activities would be reduced and likely concentrated in the 4,241 acres of developed/disturbed areas to keep within the reduced level of incidental take.		

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Table 5-2. Reduced and Phased Take Analysis

Jurisdiction/Permittee	SAND GILIA (3,036 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	13.0	157.0	715.0	5.0	710.0	69.0	641.0	87.0	641.0
State Parks	0.0	2.0	144.0	0.0	144.0	0.0	144.0	0.0	144.0
Seaside	10.0	0.0	540.0	10.0	530.0	11.0	519.0	31.0	519.0
Marina	19.0	25.0	225.5	3.0	222.5	2.0	220.5	24.0	220.5
UC	2.0	23.0	700.0	5.0	695.0	5.0	690.0	12.0	690.0
MPC	16.5	7.0	276.5	5.0	271.5	0.0	271.5	21.5	271.5
CSUMB	4.0	0.0	141.0	3.0	138.0	5.0	133.0	12.0	133.0
Del Rey Oaks	1.5	0.0	13.5	0.3	13.3	0.3	13.0	2.0	13.0
Monterey Peninsula Regional Parks District	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City of Monterey	1.0	0.0	-1.0	0.0	-1.0	0.0	-1.0	1.0	-1.0
<b>TOTAL</b>	<b>67.0</b>	<b>214.0</b>	<b>2,754.5</b>	<b>31.3</b>	<b>2,723.3</b>	<b>92.3</b>	<b>2,631.0</b>	<b>190.5</b>	<b>2,631.0</b>
Stay-Ahead	<b>281.0</b>	<b>69%</b>	<b>91%</b>	<b>8%</b>	<b>90%</b>	<b>23%</b>	<b>87%</b>	<b>404.5</b>	<b>2,631.0</b>
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								<b>545</b>	<b>87%</b>

Jurisdiction/Permittee	SEASIDE BIRD'S-BEAK (902 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	9.0	33.0	166.0	5.0	161.0	10.0	151.0	24.0	151.0
State Parks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Seaside	10.0	0.0	89.0	10.0	79.0	7.0	72.0	27.0	72.0
Marina	3.0	0.0	0.5	2.0	-1.5	3.0	-4.5	8.0	-4.5
UC	2.0	3.0	121.0	5.0	116.0	5.0	111.0	12.0	111.0
MPC	7.5	5.0	276.5	1.0	275.5	0.0	275.5	8.5	275.5
CSUMB	2.0	0.0	-2.0	1.5	-3.5	1.5	-5.0	5.0	-5.0
Del Rey Oaks	3.5	0.0	85.5	1.0	84.5	1.0	83.5	5.5	83.5
Monterey Peninsula Regional Parks District	0.0	3.0	16.0	0.0	16.0	0.0	16.0	0.0	16.0
City of Monterey	15.5	0.0	53.5	2.0	51.5	0.5	51.0	18.0	51.0
<b>TOTAL</b>	<b>52.5</b>	<b>44.0</b>	<b>806.0</b>	<b>27.5</b>	<b>778.5</b>	<b>28.0</b>	<b>750.5</b>	<b>108.0</b>	<b>750.5</b>
Stay-Ahead	<b>96.5</b>	<b>29%</b>	<b>89%</b>	<b>18%</b>	<b>86%</b>	<b>18%</b>	<b>83%</b>	<b>152.0</b>	<b>750.5</b>
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								<b>181</b>	<b>83%</b>

Jurisdiction/Permittee	MONTEREY SPINEFLOWER (5,712 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	50	146.0	1,480	0	1,480	0	1,480	50	1,480
State Parks	0	145.0	486	0	486	0	486	0	486
Seaside	100	0.0	581	75	506	50	456	225	456
Marina	100	77.0	567	50	517	50	467	200	467
UC	75	24.0	749	10	739	10	729	95	729
MPC	100	7.0	364	50	314	50	264	200	264
CSUMB	50	0.0	421	25	396	25	371	100	371
Del Rey Oaks	50	0.0	52	25	27	25	2	100	2
Monterey Peninsula Regional Parks District	0	4.0	16	0	16	0	16	0	16
City of Monterey	10	0.0	58	10	48	10	38	30	38
<b>TOTAL</b>	<b>535</b>	<b>403</b>	<b>4,774</b>	<b>245</b>	<b>4,529</b>	<b>220</b>	<b>4,309</b>	<b>1,000</b>	<b>4,309</b>
Stay Ahead	938	67%	84%	17%	79%	16%	75%	1,403	4,309
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								1,025	75%

Jurisdiction/Permittee	YADON'S PIPERIA (209 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	1	0	10	0	10	9	1	10	1
State Parks	0	0	0	0	0	0	0	0	0
Seaside	4	0	54	4	50	2	48	10	48
Marina	0	5	5	0	5	0	5	0	5
UC	0	0	0	0	0	0	0	0	0
MPC	0	0	0	0	0	0	0	0	0
CSUMB	0	0	0	0	0	0	0	0	0
Del Rey Oaks	5	0	57	3	54	0	54	8	54
Monterey Peninsula Regional Parks District	0	0	0	0	0	0	0	0	0
City of Monterey	10	0	58	5	53	5	48	20	48
<b>TOTAL</b>	<b>20</b>	<b>5</b>	<b>184</b>	<b>12</b>	<b>172</b>	<b>16</b>	<b>156</b>	<b>48</b>	<b>156</b>
Stay Ahead	25	47%	88%	23%	82%	30%	75%	53	156
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								48	75%

Jurisdiction/Permittee	CALIFORNIA TIGER SALAMANDER (5,718 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	50	298	2,386	5.0	2,381	100.0	2,281	155	2,281
State Parks	0	0	0	0.0	0	0.0	0	0	0
Seaside	0	0	207	0.0	207	0.0	207	0	207
Marina	0	41	540	0.0	540	0.0	540	0	540
UC	220	22	506	0.0	506	0.0	506	220	506
MPC	251	5	225	24.0	201	38.0	163	313	163
CSUMB	4	0	481	2.5	479	2.5	476	9	476
Del Rey Oaks	172	0	161	0.0	161	1.0	160	173	160
Monterey Peninsula Regional Parks District	0	3	14	0.0	14	0.0	14	0	14
City of Monterey	47	0	85	33.0	52	0.0	52	80	52
<b>TOTAL</b>	<b>744</b>	<b>369</b>	<b>4,605</b>	<b>64.5</b>	<b>4,541</b>	<b>141.5</b>	<b>4,399</b>	<b>950</b>	<b>4,399</b>
Stay Ahead	<b>1,113</b>	<b>84%</b>	<b>81%</b>	<b>5%</b>	<b>79%</b>	<b>11%</b>	<b>77%</b>	<b>1,319</b>	<b>4,399</b>
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								<b>1,050</b>	<b>77%</b>

Jurisdiction/Permittee	CALIFORNIA RED-LEGGED FROG (3,494 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	55	275	1,984	10	1,974	50	1,924	115	1,924
State Parks	0	0	0	0	0	0	0	0	0
Seaside	0	0	129	0	129	0	129	0	129
Marina	2	2	28	0	28	0	28	2	28
UC	3	1	72	0	72	0	72	3	72
MPC	7	2	178	0	178	0	178	7	178
CSUMB	1	0	272	1	271	1	270	3	270
Del Rey Oaks	30	0	303	0	303	0	303	30	303
Monterey Peninsula Regional Parks District	0	3	15	0	15	0	15	0	15
City of Monterey	10	0	122	10	112	0	112	20	112
<b>TOTAL</b>	<b>108</b>	<b>283</b>	<b>3,103</b>	<b>21.0</b>	<b>3,082</b>	<b>51.0</b>	<b>3,031</b>	<b>180</b>	<b>3,031</b>
Stay Ahead	<b>391</b>	<b>84%</b>	<b>89%</b>	<b>5%</b>	<b>88%</b>	<b>11%</b>	<b>87%</b>	<b>463</b>	<b>3,031</b>
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								<b>590</b>	<b>87%</b>

Jurisdiction/Permittee	SMITH'S BLUE BUTTERFLY (110 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00
State Parks	0.00	6.72	103.00	0.00	103.00	0.00	103.00	0.00	103.00
Seaside	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Marina	4.00	0.01	-4.00	2.00	-6.00	2.50	-8.50	8.50	-8.50
UC	0.00	0.00	0.39	0.00	0.39	0.00	0.39	0.00	0.39
MPC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CSUMB	0.10	0.00	-0.09	0.10	-0.19	0.05	-0.24	0.25	-0.24
Del Rey Oaks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Monterey Peninsula Regional Parks District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City of Monterey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>4.12</b>	<b>6.73</b>	<b>99.30</b>	<b>2.10</b>	<b>97.20</b>	<b>2.55</b>	<b>94.65</b>	<b>8.77</b>	<b>94.65</b>
Stay Ahead	10.85	70%	90%	14%	88%	16%	86%	15.50	94.65
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								20	86%

Jurisdiction/Permittee	WESTERN SNOWY PLOVER (71 acres)								
	Take and Preservation Acreages by Phase within Non-Federal Designated Development Areas and HMAs								
	Phase 1 (15 years)			Phase 2 (25 years)		Phase 3 (50 years)		Phases 1 -3 (50-year permit term)	
	TAKE (DEV AREAS)	TAKE (HMAs)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)	TOTAL TAKE (DEV AREAS)	PRESERVED (DEV AREAS and HMAs)
Monterey County	0	0	0	0	0	0	0	0	0
State Parks	0	11	60	0	60	0	60	0	60
Seaside	0	0	0	0	0	0	0	0	0
Marina	0	0	0	0	0	0	0	0	0
UC	0	0	0	0	0	0	0	0	0
MPC	0	0	0	0	0	0	0	0	0
CSUMB	0	0	0	0	0	0	0	0	0
Del Rey Oaks	0	0	0	0	0	0	0	0	0
Monterey Peninsula Regional Parks District	0	0	0	0	0	0	0	0	0
City of Monterey	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>11</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>60</b>
Stay Ahead	11	18%	85%	1%	85%	0%	85%	7	60
Take limit in Designated Development Areas required to meet goal of preserving 75% of population in Non-Federal lands (3:1; mitigation: take)								7	85%



### **5.3 ANALYSIS OF THE REDUCED/PHASED HCP ALTERNATIVE**

The Reduced/Phased HCP Alternative would reduce future development activities and reduce the level of incidental take, which would occur in three phases over the 50-year permit term. Under Alternative 4, covered activities would occur within non-Federal lands only, but would cover the same HCP species and include the same Permittees and land management structure as the Proposed Action. This alternative would include the implementation of the Draft HCP and associated conservation strategy, AMMs, and MMs related to non-Federal lands only. Therefore, there would be a reduction in the habitat management activities compared to those analyzed under the Proposed Action Alternative. In addition, with the reduction in incidental take, there may be a reduction in the required AMMs and MMs, including requirements for habitat enhancement, restoration and creation in the Plan Area.

The following discussion provides a comparison of the potential impacts of the Reduced/Phased HCP Alternative compared with those of the Proposed Action.

#### **5.3.1 Aesthetics**

Future development activities within the designated development areas would be the less than the Proposed Action Alternative. Therefore, visual impacts associated with these activities would be the less than described in Impacts AES-1 through AES-4 under the Proposed Action Alternative.

The Reduced/Phased HCP Alternative includes the implementation of the Draft HCP and associated conservation strategy, AMMs, and MMs related to non-Federal lands only. Therefore, there would be a reduction in habitat management activities compared to the No Action. In addition, with the reduction in incidental take, there may be a reduction in the required AMMs and MMs, including requirements for habitat enhancement, restoration and creation in the Plan Area. Therefore, there would be less habitat management requirements, which would reduce the visual impacts associated with these activities. Where habitat management activities occur, visual impacts would be less than those described in Impacts AES-1 through AES-4 under the Proposed Action Alternative and, therefore, would be less than significant.

#### **5.3.2 Air Quality**

Future development activities within the designated development areas would be the less than the Proposed Action Alternative. Therefore, mobile and area source emissions from development-related activities would be less than the Proposed Action Alternative.

The Reduced/Phased HCP Alternative includes the implementation of the Draft HCP and associated conservation strategy, AMMs, and MMs related to non-Federal lands only. Therefore, there would be a reduction in habitat management activities compared to the No Action. In addition, with the reduction in incidental take, there may be a reduction in the required AMMs and MMs, including requirements for habitat enhancement, restoration and creation in the Plan Area. Therefore, there would be less emissions associated with the habitat management requirements. However, even with a reduction in emissions, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could result in potentially significant air quality impacts, and, thus, would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impacts AQ-2, AQ-3, and AQ-4 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measures AQ-1 through AQ-4 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts AQ-1 and AQ-5 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, for Impacts AQ-1 and AQ-5 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

### **5.3.3 Biological Resources**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts BIO-1 through BIO-5. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could result in potentially significant impacts to non-HCP species and their habitats, and, thus, would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact BIO-1b under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measures BIO-1 through BIO-9 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts BIO-1a and BIO-2 through BIO-5 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative.

### **5.3.4 Climate Change**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts CC-1 through CC-3. Therefore, for Impacts CC-1 through CC-3 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

### **5.3.5 Cultural Resources**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impact CR-1. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could result in potentially significant impacts to cultural resources, and, thus, require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact CR-1 under the Reduced/Phased HCP, impacts would be potentially significant and require implementation of Mitigation Measure CR-1 to reduce impacts to a less-than-significant level.

### **5.3.6 Energy**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts ENG-1 and ENG-2. Therefore, for Impacts ENG-1 and ENG-2 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

### **5.3.7 Geology and Soils**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts GEO-1 through GEO-4. Therefore, for Impacts GEO-1 through GEO-4 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

### **5.3.8 Hazards and Hazardous Materials**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts HAZ-1 through HAZ-9. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could result in potentially significant impacts in exposure of persons and/or the environment to a hazardous substance, result in the accidental release of hazardous materials, emit hazardous or acutely hazardous air emissions within one-quarter mile of an

existing or proposed school, expose people or structures to a significant loss, injury, or death involving wildland fires, and expose the public to military munitions, as described in Impacts HAZ-1, HAZ-2, HAZ-3, HAZ-7, and HAZ-8. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impacts HAZ-1, HAZ-2, HAZ-3, HAZ-7, and HAZ-8 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measures HAZ-1 through HAZ-5, and AQ-1 through AQ-4 as identified for Impact AQ-2 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts HAZ-4, HAZ-5, and HAZ-9 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative. Under the Reduced/Phased HCP Alternative, Impact HAZ-6 would not be appreciably different from what is described for the Proposed Action Alternative and would be beneficial.

### **5.3.9 Hydrology and Water Quality**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impact WTR-1. Therefore, for Impact WTR-1 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

### **5.3.10 Land Use and Planning**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts LUP-1 through LUP-3. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could conflict with plans, policies, and regulations adopted for the purposes of avoiding or mitigating an environmental effect, as described in Impact LUP-2. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact LUP-2 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measures AQ-1 through AQ-4 and PS-1 contained in Section 4.3, *Air Quality*, and Section 4.13, *Public Services* to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts LUP-1 and LUP-3 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative.

### **5.3.11 Noise**

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts NOISE-1 through NOISE-3. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that could expose noise-sensitive land uses to temporary increases in noise levels, as described in Impact NOISE-1. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact NOISE-1 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measure NOISE-1 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts NOISE-2 and NOISE-3 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative.

### 5.3.12 Public Services

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts PS-1 through PS-3. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that may result in an increased demand for fire services associated with prescribed burns, as described in Impact PS-1. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact PS-1 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measure PS-1 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts PS-2 and PS-3 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative.

### 5.3.13 Socioeconomics and Environmental Justice

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts SOCIO-1 through SOCIO-5. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities (i.e., prescribed burns) that may cause a disproportionate effect on minority, low-income, elderly, disabled, or other specific interest groups, as described in Impacts SOCIO-3 and SOCIO-4. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impacts SOCIO-3 and SOCIO-4 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measures AQ-3, AQ-4, and PS-1 to reduce impacts to a less-than-significant level.

Under the Reduced/Phased HCP Alternative, Impact SOCIO-1 would not be appreciably different from what is described for the Proposed Action Alternative and would be beneficial. Under the Reduced/Phased HCP Alternative, Impact SOCIO-2 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, this impact would be less than significant under the Reduced/Phased HCP Alternative. Under the Reduced/Phased HCP Alternative, Impact SOCIO-5 would not be appreciably different from what is described for the Proposed Action Alternative and there would be no impact.

### 5.3.14 Transportation and Circulation

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts TRC-1 through TRC-4. However, the Reduced/Phased HCP Alternative would still require implementation of habitat management activities that may result in construction-related traffic impacts, as described in Impact TRC-3. Therefore, Alternative 4 would require the same mitigation as the Proposed Action to reduce impacts to a less-than-significant level. Therefore, for Impact TRC-3 under the Reduced/Phased HCP Alternative, impacts would be potentially significant and require implementation of Mitigation Measure TRC-1 to reduce impacts to a less-than-significant level.

Overall, under the Reduced/Phased HCP Alternative, Impacts TRC-1, TRC-2 and TRC-4 would not be appreciably different from what is described for the Proposed Action Alternative. Therefore, these impacts would be less than significant under the Reduced/Phased HCP Alternative.

### 5.3.15 Utilities

Since the future development and habitat management activities would be less than described under the Proposed Action Alternative, the level of impact under Alternative 4 would be less than described in Impacts UTIL-1 through UTIL-4. Therefore, for Impacts UTIL-1 through UTIL-4 under the Reduced/Phased HCP Alternative, impacts would be less than significant.

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