

*Draft*

# Carmel Canine Sports Center Project Environmental Impact Report (PLN13052)



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2 **ES-1 Introduction**

3 The purpose of the Executive Summary and impact summary tables is to provide the reader  
4 with a brief overview of the proposed Carmel Canine Sports Center (CCSC) Project (Project),  
5 the anticipated environmental effects, and the potential mitigation measures that could reduce  
6 the severity of the impacts associated with the Project. The County of Monterey (County), as  
7 lead agency under the California Environmental Quality Act (CEQA), has prepared this  
8 Environmental Impact Report (EIR) in accordance with CEQA, Public Resources Code (PRC)  
9 Sections 21000 et seq., the State CEQA Guidelines, California Code of Regulations (CCR), and  
10 Title 14, Sections 15000 et seq. It addresses the potential environmental impacts of the Proposed  
11 Project.

12 This EIR is an informational document that is being used by the general public, utility  
13 providers, and governmental agencies to review and evaluate the Proposed Project. The reader  
14 should not rely exclusively on the Executive Summary as the sole basis for judgment of the  
15 Proposed Project and its alternatives. The complete EIR should be consulted for specific  
16 information about the environmental effects and the implementation of associated mitigation  
17 measures and development standards.

18 **ES-2 Project Overview**

19 Carmel Canine Sports Complex, LLC (Applicant) is proposing to lease approximately 48 acres  
20 of property zoned for low density residential use from the Wolter Family (Owner) for the  
21 purposes of operating a membership-based canine sports and event center, as well as  
22 continuing to cultivate and harvest crops and raise livestock.

23 The Project would temporarily modify the working agricultural landscape of the leased  
24 property for an initial period of 10 years to include secure fenced and private areas for CCSC  
25 members and their dogs to exercise, train, and socialize. The proposed facilities would include  
26 organically managed irrigated grass fields and pastures with separate fenced areas, permeable  
27 walking paths, and an updated irrigation system, including an irrigation reservoir that would  
28 also be used for dog recreation and training. Supporting infrastructure improvements would be  
29 temporary and would include a modular clubhouse, small modular office, modular restroom,  
30 and a small storage building, as well as an on-site septic system. The Project would also utilize  
31 the natural areas of the Project site along the Carmel River outside the existing fence, which  
32 would provide picnic areas and walking pathways.

33 In addition to general exercise, walking, and play areas, CCSC would offer members  
34 competition-grade facilities and equipment for a number of different dog-training disciplines.

1 The proposed facilities would be designed and sized to accommodate dog-related events, such  
2 as trials, workshops, tournaments, and fundraisers. Associated with these events, the Project  
3 would provide overnight parking for up to 70 Recreational Vehicles (RV) on-site for the  
4 duration of an event. RV parking spaces would not include water or sewer hook-ups. On-site  
5 parking would accommodate all vehicles during special events, with no on-street parking along  
6 Valley Greens Drive.

7 The Project would continue to provide agricultural uses on approximately 32 acres or two-  
8 thirds of the leased property. Agricultural operations would include farming of hay, grain,  
9 other pasture crops, vegetables, flowers, fruit, and nursery stock, as well as management of a  
10 small number of livestock animals on-site. Livestock maintained on-site would primarily consist  
11 of sheep, goats, and ducks. Livestock would be rotationally grazed throughout the fenced areas  
12 of the property and would be housed in protective enclosures during the night. All agricultural  
13 operations would be primarily conducted by the Owner, staff, and members of CCSC and  
14 overseen by the ranch manager.

### 15 **ES-3 Environmental Impact Report Scope**

16 This EIR examines potential short- and long-term impacts of the Proposed Project. These  
17 impacts were determined through a rigorous process mandated by CEQA in which existing  
18 conditions are compared and contrasted with conditions that would exist related to  
19 construction and operation of the proposed Project. The significance of each identified impact  
20 was determined using CEQA thresholds. The following categories are used for classifying  
21 project-related impacts.

- 22 • ***Class I - Significant adverse impacts that are unavoidable:*** Significant impacts that  
23 cannot be effectively mitigated. No measures could be taken to avoid or reduce these  
24 adverse effects to insignificant or negligible levels. Even after application of feasible  
25 mitigation measures, the residual impact would be significant.
- 26 • ***Class II - Significant but mitigable adverse impacts:*** These impacts are potentially  
27 similar in significance to those of Class I, but can be reduced or avoided by the  
28 implementation of mitigation measures. After application of feasible mitigation  
29 measures, the residual impact would not be significant.
- 30 • ***Class III - Adverse but not significant impacts:*** While not required under CEQA to  
31 reduce an impact to a level of insignificant, mitigation measure(s) are often applied to an  
32 identified adverse but not significant impact to mitigate the impact to the maximum  
33 extent feasible in accordance with Monterey County policy.
- 34 • ***Class IV -Beneficial impacts:*** Effects that are beneficial to the environment.

1 For each significant impact identified, standard and/or special mitigation measures to reduce  
2 impacts to less than significant levels are identified. When mitigation measures cannot feasibly  
3 reduce such impacts to less than significant levels, the impacts are identified as Class I.

4 The EIR also presents alternatives to the proposed Project, including the “No Project”  
5 alternative, and a qualitative assessment of the impacts that would be associated with the  
6 implementation of each alternative. Finally, the cumulative impacts of the proposed Project  
7 when added to other local proposed or approved projects were also evaluated and presented in  
8 the EIR.

## 9 **ES-4 Notice of Preparation**

10 The contents of this EIR were established based on the findings in the notice of preparation  
11 (NOP) and the environmental assessment that accompanied the NOP, as well as public and  
12 agency input during the scoping period. A copy of the NOP and comments received during the  
13 NOP review period are included in Appendix A. In accordance with Section 15063 of the State  
14 CEQA Guidelines, the NOP was prepared and distributed to responsible and affected agencies  
15 and other interested parties for a 30-day public review. The NOP was distributed on December  
16 1, 2014 with a comment period that ran from December 3, 2014 to January 9, 2015.

17 This Draft EIR has been distributed to federal and state agencies, County departments, citizens’  
18 groups, and local libraries for public review with a comment period that runs from April 1, 2015  
19 to May 18, 2015. Written comments received during the public review period will be addressed  
20 in the Final EIR. The Final EIR will be made available at least 10 days prior to the first Planning  
21 Commission hearing to consider the Project.

## 22 **ES-5 Summary of Project Impacts**

23 The significance of each impact resulting from implementation of the Proposed Project has been  
24 determined according to State CEQA thresholds. Table ES-1 presents a summary of the impacts,  
25 development standards and mitigation measures, and residual impacts from implementation of  
26 the proposed Project. In summary, the Proposed Project would result in the following key  
27 impacts:

- 28 • Beneficial Impacts (Class IV)
  - 29 ○ The proposed Project would not constitute a permanent conversion and would
  - 30 protect the long-term agricultural viability of the Project site.
  - 31 ○ The proposed Project would provide an additional quasi-public recreation resource,
  - 32 thereby creating a beneficial effect on recreational resource availability and diversity.

- 1       • Significant and Unavoidable Impacts (Class I)
- 2           ○ Typical daily operations associated with the proposed Project would result in a
- 3           substantial contribution to cumulatively significant increases in traffic at vicinity
- 4           intersections.
- 5           ○ Special events associated with the proposed Project would result in a substantial
- 6           contribution to cumulatively significant increases in traffic at vicinity intersections.
- 7           ○ Operation of the proposed Project would result in a substantial contribution to
- 8           cumulatively significant increases in traffic on vicinity roadway segments.

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<b>AESTHETICS AND VISUAL RESOURCES</b>		
Impact AES-1. Implementation of the proposed Project would adversely affect the existing visual quality and aesthetic character of the Project vicinity.	No mitigation measures required.	Less than significant, Class III
Impact AES-2. The proposed Project would result in aesthetic impacts to public views from scenic roads and scenic vistas.	No mitigation measures required.	Less than significant, Class III
Impact AES-3. Implementation of the proposed Project would introduce a new source of nighttime light.	MM NOI-3 (see below).	Less than significant with mitigation, Class II
<b>AGRICULTURAL RESOURCES</b>		
Impact AG-1. The proposed Project would result in the temporary conversion of 5 acres of Prime Farmland associated with the development of parking areas and temporary structures.	No mitigation measures required.	Less than significant, Class III
Impact AG-2. The proposed Project would not constitute a permanent conversion and would protect the long-term agricultural viability of the Project site.	No mitigation measures required.	Beneficial, Class IV
<b>AIR QUALITY AND GREENHOUSE GAS EMISSIONS</b>		
Impact AQ-1. The proposed Project would not generate significant construction or operational emissions and would be consistent with the Monterey Bay Unified Air Pollution Control District's air quality management plans and guidelines.	No mitigation measures required.	Less than significant, Class III

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
Impact AQ-2. The generation of dogs and livestock waste on-site would result in less than significant odors.	MM HYD-1 (see below).	Less than significant, Class III
<b>BIOLOGICAL RESOURCES</b>		
Impact BIO-1. Construction of the proposed Project would potentially result in indirect noise and erosion-related impacts to wildlife, including sensitive species.	MM NOI-1 (see below).	Less than significant with mitigation, Class II
Impact BIO-2. Water use associated with the proposed Project would potentially result in impacts to aquatic and riparian habitats that would adversely affect wildlife, including sensitive species, during Project operation.	No mitigation measures required.	Less than significant with mitigation, Class III
Impact BIO-3. Runoff carrying animal waste would potentially result in adverse impacts to water quality that would adversely affect aquatic habitat within the Project area.	MM BIO-3. As a component of the Manure Management Plan, the Applicant shall prepare a dog waste management plan, requiring that all dog waste be picked up at the end of each day and deposited into appropriate dog waste collection receptacles. The Applicant is responsible for monitoring the facility for compliance with this and any other requirements of the dog waste management plan. Plan Requirements and Timing. Dog waste management shall be included as a component of the Manure Management Plan to be prepared by the Applicant and approved by Monterey County Environmental Health Office prior to the issuance of grading and/or building permits for the proposed Project. Monitoring. The final Manure Management Plan shall be submitted to the Monterey County Environmental Health Office for final review and approval prior to issuance of building and/or grading permits.	Less than significant with mitigation, Class II

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

<b>Impact</b>	<b>Mitigation Measure</b>	<b>Residual Significance</b>
<p>Impact BIO-4. Increased access to the Carmel River riparian corridor associated with the proposed Project would potentially result in indirect impacts to wildlife, including sensitive species, during Project operation.</p>	<p>MM BIO-4a. The Project Applicant shall post signs that require all dogs to be kept on leash at all times outside of the food safety fence. Further, the Project Applicant shall require members to stay on trails and prohibit canine use of the Carmel River (e.g., swimming, etc.). CCSC shall hand out a pamphlet at the reservation/registration process describing these restrictions.</p> <p>Plan Requirements and Timing. Project applicant shall post signs and prepare a pamphlet describing restrictions in the riparian area prior to commencement of Project operation. Monitoring. To ensure compliance, County of Monterey staff shall review the pamphlet prior to issuance of grading and/or building permits and the applicant shall provide proof that the placement of signs has been completed prior to commencement of Project operation.</p> <p>MM BIO-4b. The Project Applicant shall strictly enforce a daily cap of 30 dogs per day, and no more than 5 dogs at any one time, visiting the area outside of the food safety fence during the first year of CCSC operation. The number of people and dogs visiting the area outside of the fence shall be logged by the Project Applicant as a component of the reservation/registration process.</p> <p>Plan Requirements and Timing. CCSC shall record number of people and dogs visiting the riparian area on a daily basis. Monitoring. CCSC shall provide these statistics to the County of Monterey along with an annual report, within 12 months of the date of commencement of Project operation, describing the results of monitoring activities within the riparian area (see MM BIO-4c).</p> <p>MM BIO-4c. The CCSC shall coordinate with Monterey County, CDFW, and MPWMD to develop an annual Habitat Management Plan and monitoring program that assesses riparian vegetation cover and density as well as bird, amphibian, and reptile</p>	<p>Less than significant with mitigation, Class II</p>



**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<p>Impact BIO-5. Increased access to the Carmel River riparian corridor associated with the proposed Project would potentially result in the spread of non-native invasive plant species or predatory non-native wildlife.</p>	<p>occurrences and density within the five acre riparian area included within the Project site. The monitoring program shall include a control site along the Carmel River with which to compare the impacted Project site. CCSC shall coordinate with Monterey County, CDFW, and MPWMD to define object triggers to reduce or restrict the number of dogs permitted within the riparian area. Data from semi-annual monitoring as well as annual visitation data shall be compiled into an annual Habitat Management Plan provided to the Monterey County, CDFW, and MPWMD. Management of the riparian area shall be revisited annually with these agencies.</p> <p>Plan Requirements and Timing. CCSC shall develop a semi-annual monitoring program with input from Monterey County, CDFW, and MPWMD prior to the issuance of a use permit.</p> <p>Monitoring. The County of Monterey, CDFW, and MPWMD shall review the Habitat Management Plan and provide input on adaptive management should quantitative coverage or density triggers be exceeded for vegetation or wildlife within the riparian area. Additionally, MM BIO-5a and -5b requiring dogs to be on-leash within the riparian area and the 30-dog per day limit can be continued or revised as approved by CDFW and MPWMD.</p>	<p>Less than significant with mitigation, Class II</p>
<p>Impact BIO-5. Increased access to the Carmel River riparian corridor associated with the proposed Project would potentially result in the spread of non-native invasive plant species or predatory non-native wildlife.</p>	<p>MM BIO-5a. The Applicant shall fence the reservoir with low impermeable fencing to prevent the movement of amphibians into the reservoir and to prevent the establishment of predatory bullfrogs.</p> <p>Plan Requirements and Timing. CCSC shall include this requirement in all Project plans prior to the issuance of grading and/or building permit.</p> <p>Monitoring. The County of Monterey shall ensure that this element of the Project design is included on all Project plans.</p> <p>MM BIO-5b. Consistent with MPWMD guidance, the Project Applicant shall remove bullfrog adults and drain the irrigation</p>	<p>Less than significant with mitigation, Class II</p>

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<p>reservoir once during the late fall to eliminate bullfrog tadpoles. Plan Requirements and Timing. CCSC shall coordinate with CDFW and MPMWD and shall drain the irrigation reservoir once per year between 15 October and 15 November. Monitoring. The County of Monterey, CDFW, and MPWMD shall be provided with a description of all bullfrog adults and bullfrog tadpoles removed in the annual report associated with MM BIO-4b.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p><b>CULTURAL RESOURCES</b></p>		
<p>Impact CR-1. Construction and operation of the proposed Project, including limited excavation, would potentially disturb undiscovered archaeological resources present within the Project site.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p><b>GEOLOGY AND SOILS</b></p>		
<p>Impact GEO-1. The proposed Project would expose people or structures to adverse effects from seismicity or seismically induced hazards including surface rupture or ground shaking.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p>Impact GEO-2. The proposed Project would potentially result in soil erosion or the loss of top soil during construction and/or operation of the Project.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<p>Impact GEO-3. The proposed Project would expose people or structures to potentially significant adverse effects as a result of Project development on a soil that is susceptible to liquefaction, lateral spreading, subsidence, and uneven settling.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p><b>HAZARDS AND HAZARDOUS MATERIALS</b></p>		
<p>Impact HAZ-1. Implementation of the proposed Project would not result in impairment of an emergency plan, but would result in a potential hazard to the public or the environment from incrementally increased exposure of risk to wildfire.</p>	<p>MM HAZ-1. The Applicant shall designate smoking areas for members, guests and employees, located away from onsite fire hazards areas. Additionally, the Applicant shall prohibit smoking near moderate or high fire hazard zones (e.g., upland areas along the Carmel River). Plan Requirements and Timing. Smoking and non-smoking areas shall be designated by the Applicant on the Project plans and approved by Monterey County prior to the issuance of building and/or grading permits for the proposed Project. Monitoring. The Applicant will be responsible for monitoring the designated smoking and non-smoking areas and shall document instances of noncompliance by employees, vendors or guests.</p>	<p>Less than significant with mitigation, Class II</p>
<p><b>HYDROLOGY AND WATER QUALITY</b></p>		
<p>Impact HYD-1. The proposed Project has the potential to result in short-term impacts to surface water quality from increased erosion, sedimentation and polluted runoff during construction activities.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p>Impact HYD-2. Operation of the Project may result in potential impacts to water quality associated with the presence of animals on the site.</p>	<p>MM HYD-2. The Applicant will prepare a Manure Management Plan as required by the Environmental Health Bureau prior to Project construction (Section 4.13., Public Services and Utilities). The Applicant will comply with the approved Manure</p>	<p>Less than significant with mitigation, Class II</p>

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
Impact HYD-3. The proposed Project would rely on pumped groundwater and would have the potential to deplete local groundwater supplies and reduce streamflow in the Carmel River.	Management Plan and dispose of solid waste in a manner consistent with public health and safety requirements as an ongoing condition of the Environmental Health Bureau. No mitigation measures required.	Less than significant, Class III
Impact HYD-4. Use of an On-site Wastewater Treatment System (OWTS) and associated leach field has the potential to degrade surface and/or groundwater quality.	No mitigation measures required.	Less than significant, Class III
<b>LAND USE AND PLANNING</b>		
Impact LU-1. Conversion of agricultural lands and introduction of daily operation and event uses would be potentially inconsistent with existing uses and the character of the area.	MM NOI-3 (see below).	Less than significant with mitigation, Class II
<b>NOISE</b>		
Impact NOI-1. Short-term construction activities could result in exposure of persons to or generation of noise levels in excess of standards established in the Monterey County Noise Ordinance.	No mitigation measures required.	Less than significant, Class III
Impact NOI-2. Daily operational noise associated with the Project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.	No mitigation measures required.	Less than significant, Class III
Impact NOI-3. Operation of large outdoor events would result in a substantial	MM NOI-3. The Applicant shall prepare a Special Event Management Plan, which shall include, but is not limited to,	Less than significant with

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

<b>Impact</b>	<b>Mitigation Measure</b>	<b>Residual Significance</b>
<p>temporary or periodic increases in ambient noise levels in the Project vicinity.</p>	<p>establishment procedures to limit noise generated by special events. This Plan shall address notification requirements and coordination and noise incident response protocols with the County. The Plan shall also detail the hours of event operation, event capacity, allowable noise levels, and appropriate staff response procedures for violation of noise restrictions. Limitations on events shall include prohibiting the use of amplification systems after 7:00 P.M.</p> <p>The Plan shall also establish procedures for overnight parking for up to 70 RVs including, but not limited to, prohibiting in-and-out privileges once parked, coordination for patron arrival and departure timing, onsite monitor responsibilities and noise response protocols, prohibiting the use of external lighting after 9:00 P.M., and prohibiting the use of RV generators outside the hours of 8:00 A.M. to 7:00 P.M.</p> <p>The Plan shall be updated and submitted annually for County review. Annual Plan updates shall detail the total number of events during the previous year, any noise complaints received, and any changes to event operations that resulted from noise non-performance issues. During annual review of the Plan, the County shall retain the ability to modify the conditions in the Plan to address any concerns or non-performance issues that may arise. This would potentially include, but not be limited to, a reduction in the number of events, restrictions on attendance at events, and a reduction in the time period allowed for amplified sound or RV generator use.</p> <p>Plan Requirements and Timing. The Applicant shall prepare and submit a Special Event Management Plan that includes detailed noise control procedures and standards to County staff for review and approval prior to County issuance of use permits. The Plan shall be updated and resubmitted annually for County review and approval.</p> <p>Monitoring. Annual updates of the Special Event Management Plan, including reports of all noise complaints, shall be</p>	<p>mitigation, Class II</p>

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<b>RECREATION</b>		
Impact REC-1. Operation of recreational components of the Project would have adverse physical effects on the environment.	submitted to the County. The County shall modify event conditions as necessary to address non-performance issues.  MM BIO-4a, MM BIO-4b, MM BIO-4c (see above).	Less than significant with mitigation, Class II
Impact REC-2. The proposed Project would provide an additional quasi-public recreation resource, thereby creating a beneficial effect on recreational resource availability and diversity.	No mitigation measures required.	Beneficial, Class IV
<b>TRANSPORTATION AND TRAFFIC</b>		
Impact TRANS-1. Short-term construction would result in temporary disruption of traffic circulation and access on vicinity roadways.	No mitigation measures required.	Less than significant, Class III
Impact TRANS-2. Typical daily operations associated with the proposed Project would result in an increase in traffic at vicinity intersections.	No mitigation measures required.	Less than significant, Class III
Impact TRANS-3. Special events associated with the proposed Project would result in increases in traffic at vicinity intersections.	MM TRANS-3a. Until the RTIP is amended and a traffic signal or roundabout is installed at the intersection of Carmel Valley Road & Valley Greens Drive consistent with MM TRANS-3b, the Applicant shall either: (1) seek agreements with private road holders to provide right-in/right-out/left-in access only during special events at the intersection of Carmel Valley Road & Valley Greens Drive (these turn restriction would shift traffic destined to the west to the signalized Carmel Valley Road & Rancho San Carlos Road intersection, which would continue to operate at LOS B with the shifted traffic); or (2) provide a licensed traffic monitor to direct traffic and manage traffic at	Less than significant with mitigation, Class II

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
	<p>the Carmel Valley Road &amp; Valley Greens Drive intersection during special events.</p> <p>Plan Requirements and Timing. If agreements with private road holders can be reached the Applicant shall include all special event turning restrictions on the final design plans.</p> <p>Additionally, the Applicant shall provide pro rata funds for appropriate signage prohibiting left turns at the intersection of Carmel Valley Road &amp; Valley Greens Drive in order to clearly communicate turning restrictions to event attendees. If agreements cannot be reached with private road holders the Applicant shall demonstrate to County that a licensed traffic monitor has been secured at least one week prior to the date of a special event at the Project site.</p> <p>Monitoring. If agreements with private road holders can be reached, prior to the issuance of a grading and/or building permit, Monterey County shall verify that turning restrictions have been included in the final design plans. Additionally, Monterey County shall verify that appropriate funds have been provided, as applicable. If agreements cannot be reached, Monterey County shall verify that a licensed traffic monitor has been secured at least one week prior to the date of a special event at the Project site.</p> <p>MM TRANS-3b. Following amendment of the RTIP, in-lieu of enforcing turning restrictions or providing a traffic monitor during special events, the Applicant shall contribute pro rata funds to Caltrans to modify the intersection at Carmel Valley Road &amp; Valley Greens Drive. The funded improvements shall include either a traffic signal or a roundabout constructed per Monterey County design standards, which could accommodate trucks including RVs.</p> <p>Plan Requirements and Timing. Following amendment of the RTIP, the Applicant shall submit the pro rata funds to Caltrans. Monitoring. Monterey County shall verify that appropriate funds have been provided, as applicable, before relieving the</p>	

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<p>Impact TRANS-4. Operation of the proposed Project would result in increases in traffic on vicinity roadway segments.</p> <p>Impact TRANS-5. Operation of the proposed Project would result in increased parking demand and additional onsite traffic at the Project site.</p>	<p>Applicant of responsibility for enforcing turning restrictions or providing a licensed traffic monitor during special events. MM TRANS-3c. The Applicant shall develop a traffic management plan for special events and provide it to the Monterey County Public Works Department for review and approval prior to the issuance of a grading and/or building permit. At a minimum this plan should include appropriate signage directing westbound special event traffic to Rancho San Carlos Drive or a licensed traffic monitor during special events consistent with MM TRANS-3a. Plan Requirements and Timing. The Applicant shall provide a traffic management plan for special events to Monterey County prior to the issuance of a grading and/or building permit. Monitoring. Monterey County shall inspect the Project site during special events at least twice annually to ensure that all traffic management plan requirements are being enforced.</p> <p>No mitigation measures required.</p>	<p>Significant and unavoidable, Class I</p>
<p>Impact TRANS-5. Operation of the proposed Project would result in increased parking demand and additional onsite traffic at the Project site.</p>	<p>MM TRANS-5. The Applicant shall schedule classes to avoid the Weekday A.M. and Weekday P.M. peak hours. Classes shall not start before 9:30 A.M. Plan Requirements and Timing. The Applicant shall submit a tentative class schedule to Monterey County annually in order to demonstrate adherence to the required restrictions. Monitoring. Monterey County shall review the tentative class schedule annually to confirm that the Applicant has restricted its classes to start after 9:30 A.M.</p> <p>No mitigation measures required.</p>	<p>Less than significant with mitigation, Class II</p>
<p>Impact TRANS-6. Operation of the proposed Project would result in minor impacts to bicycle and public transit facilities.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>



**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
<p>Impact TRANS-7. Operation of the proposed Project would result in hazardous conditions associated with unprotected left turns, particularly during special events.</p>	<p>MM TRANS-7. The Applicant shall fund the installation of no parking signs prohibiting parking on the south side of Valley Greens Drive for 100 feet east and west of the Project driveway to maintain clear sight lines.                      Plan Requirements and Timing. The Applicant shall provide funds Caltrans for the installation of no parking signs on the south side of Valley Greens Drive prior to the issuance of a grading and/or building permit. The Monterey County Public Works Department would take this to the Board of Supervisors for approval prior to installation.                      Monitoring. Prior to the issuance of a grading and/or building permit, Monterey County shall verify that the appropriate funds have been provided.</p>	<p>Less than significant with mitigation, Class II</p>
<p>Impact TRANS-8. Operation of the proposed Project would result in minor impacts associated with emergency access.</p>	<p>No mitigation measures required.</p>	<p>Less than significant, Class III</p>
<p>Impact TRANS-9. Typical daily operations associated with the proposed Project would result in a substantial contribution to cumulatively significant increases in traffic at vicinity intersections.</p>	<p>MM TRANS-3a and MM TRANS-3b (see above).</p>	<p>Significant and unavoidable, Class I</p>
<p>Impacts TRANS-10. Special events associated with the proposed Project would result in a substantial contribution to cumulatively significant increases in traffic at vicinity intersections.</p>	<p>MM TRANS-3a and MM TRANS-3b (see above).</p>	<p>Significant and unavoidable, Class I</p>
<p>Impact TRANS-11. Operation of the proposed Project would result in a substantial contribution to cumulatively significant increases in traffic on vicinity roadway segments.</p>	<p>No mitigation measures required.</p>	<p>Significant and unavoidable, Class I</p>

**Table ES-1. Summary of Impacts, Development Standard/Mitigation, and Residual Impacts**

Impact	Mitigation Measure	Residual Significance
Impact TRANS-12. Operation of the proposed Project would not result in a substantial contribution to cumulatively significant increases in on-street parking demand during special operations.	No mitigation measures required.	Less than significant, Class III
<b>PUBLIC SERVICES AND UTILITIES</b>		
Impact PSU-1. Implementation of the proposed Project would incrementally increase demand for fire protection, police protection, public schools, or park services, particularly during special events.	No mitigation measures required.	Less than significant, Class III
Impact PSU-2. Installation of utilities, the new septic and leach field system, and plumbing infrastructure would result in short-term impacts related to construction. Proposed systems would provide adequate capacity.	No mitigation measures required.	Less than significant, Class III
Impact PSU-3. The proposed Project would generate additional solid waste for disposal at the Monterey Peninsula landfill.	No mitigation measures required.	Less than significant, Class III

## 1 **ES-6 Summary of Project Alternatives**

### 2 **ES-6.1 Project Alternatives**

3 The EIR identifies significant and unavoidable impacts on transportation and traffic as a result of  
4 the proposed Project. Therefore, the alternatives selection process attempted to reduce these  
5 impacts on the environment and achieve the Project objectives in some manner.

6 These alternatives were developed during EIR preparation in response to identified Class I  
7 impacts expected to result from implementation of the Project. The alternatives selected for  
8 analysis include:

- 9 • *Alternative 1 – No Overnight RV Parking/Camping Alternative*
- 10 • *Alternative 2 – No Special Events or Maximum Number of Visitors Alternative*
- 11 • *No-Project Alternative*

12 The presentation of each alternative consists of a brief description of the alternative itself  
13 followed by a comparison of potential impacts to those impacts associated with the Project. This  
14 allows report reviewers to determine the general significance of impacts (if any) associated with  
15 the alternative and their relative severity when compared to those associated with the proposed  
16 Project. Table ES-2 provides a summary of the comparative impacts associated with the  
17 alternatives carried forward for analysis in Chapter 7 of the EIR.

#### 18 **ES-6.1.1 Alternative 1 – No Overnight RV Parking/ Camping Alternative**

19 This alternative would consist of site improvements and operation of a canine sports and event  
20 center, as described in Section 2, *Project Overview*; however, the alternative would not entail  
21 overnight RV parking/camping during events. Similar to the proposed Project, this alternative  
22 would provide CCSC member facilities, an event fields with training rings, a variety of Member  
23 Training Areas (MTA), and 96,080 square feet of parking areas. The quantity of parking areas  
24 provided is not anticipated to change under this alternative, as RVs and trailers would still be  
25 used during the day of each event. Landscaping, organic agricultural operations, an updated  
26 irrigation system, and an irrigation reservoir would also occur as described under the proposed  
27 Project.

28 Under this alternative, proposed daily operations would not change. CCSC is proposed to be  
29 open 7:00 A.M. to 8:30 P.M. daily without specific reservation and would offer members  
30 competition grade facilities and equipment for a number of different dog-training disciplines, as  
31 well as classes open to members and non-members. This alternative would also allow CCSC use  
32 of the natural areas of the site, south of the existing fence, which would provide picnic areas  
33 and access to existing walking pathways and the Carmel River.

1 This alternative would also include hosting special events up to 24 days throughout the year  
2 with a maximum of 250 people (including vendors, caterers, and event staff) and up to 300 dogs  
3 onsite during the largest events. Under this alternative, however, special events would be  
4 limited to daytime hours only. This would prohibit the use of the event parking area for  
5 overnight parking of vendor and patron RVs and associated overnight campers during event  
6 weekends.

### 7 **ES-6.1.2 Alternative 2 – No Special Events Alternative**

8 This alternative would consist of site improvements and operation of a canine sports center, as  
9 described in Section 2, *Project Overview*; however, special events, including overnight RV  
10 camping, would not be included to reduce resource and service impacts, most notably  
11 circulation capacity and traffic-safety related concerns. Similar to the proposed Project, this  
12 alternative would provide CCSC member facilities, an event field with training rings, and a  
13 variety of MTA. The alternative would also continue organic agricultural operations on  
14 approximately 32 acres of the Project site. The proposed parking area for RV camping would be  
15 eliminated. Landscaping would also be installed internally and along the boundary of the  
16 property. Site improvements for the CCSC would include an updated irrigation system and an  
17 irrigation reservoir located centrally onsite, which would also be used for canine recreation and  
18 training.

19 Under this alternative, proposed daily operations would not change. This alternative would  
20 also allow CCSC use of the natural areas of the site, south of the existing fence, which would  
21 provide picnic areas and access to existing walking pathways and the Carmel River. However,  
22 this alternative would eliminate all special events and 70 RV parking spaces and associated  
23 overnight campers during event weekends. This alternative would not fully accomplish all of  
24 the Project Objectives outlined in Section 7.2, *Project Objectives*. Additionally, although potential  
25 resource impacts would be lessened due to reduced canine sports events onsite, environmental  
26 impact classifications for all resources and services would not change, as discussed below.

### 27 **ES-6.1.3 No-Project Alternative**

28 Under the No Project Alternative, construction and operation of a canine training, recreation,  
29 and event facility would not occur on the Project site. Consistent with CEQA Section 15126.6(e)  
30 the No-Project Alternative describes the effects of the property remaining in its existing state.  
31 However, it is important to note that while the site has not been actively farmed for several  
32 years, no permit is necessary to conduct farming operations on the site. In addition, the Project  
33 site's eight contiguous assessor parcels are all zoned Low Density Residential (LDR/2.5-D-S-  
34 RAZ) and each parcel could be developed as residential properties, which under the existing  
35 zoning would only require the issuance of Design Approval prior to development.

## 1 Table ES-2. Impact Comparison of Alternatives to the Proposed Project

Resource Area	Alternative 1	Alternative 2	No Project Alternative
Aesthetics and Visual Resources	Similar	Similar	No impact
Air Quality	Similar	Similar	No impact
Cultural Resources	Similar	Similar	No impact
Hazards and Hazardous Materials	Similar	Similar	No impact
Land Use and Planning	Similar	Similar	No impact
Noise	Similar	Similar	No impact
Transportation and Traffic	Similar	Reduced	No impact
Hydrology and Water Quality	Similar	Similar	No impact
Agriculture and Forest Resources	Similar	Similar	No impact
Geology and Soils	Similar	Similar	No impact
Biological Resources	Similar	Similar	No impact
Mineral Resources	No impact	No impact	No impact
Population and Housing	No impact	No impact	No impact
Recreation	Similar/Beneficial	Similar/Beneficial	No impact/ No benefit
Utilities and Public Facilities	Similar	Similar	No impact
Project Objectives Met	Some	Some	Few

## 2 ES-6.2 Environmentally Superior Alternative

3 As presented in the comparative analysis above, there are a number of factors in selecting the  
 4 environmentally superior alternative. As required by CEQA, if the Environmentally Superior  
 5 Alternative is the No-Project Alternative, CEQA requires identification of an environmentally  
 6 superior alternative from among the other alternatives.

7 Based on the analyses conducted in the preparation of this EIR, Alternative 2 has been identified  
 8 as the environmentally superior alternative. Alternative 2 would substantially reduce Project-  
 9 specific traffic impacts, although cumulative traffics would remain significant and unavoidable.  
 10 Alternative 2 would also provide a beneficial effect by expanding recreational opportunities  
 11 both locally within Carmel Valley as well as regionally in the greater Monterey Bay area;  
 12 however, elimination of special events would not meet a primary Project objective of the  
 13 Applicant, to provide a special event venue and would reduce beneficial recreational  
 14 opportunities. Alternative 2 provides the most benefit while reducing traffic related impacts  
 15 and achieving most the Project Objectives. Therefore, Alternative 2 is the Environmentally  
 16 Superior Alternative.

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# Acronyms and Abbreviations

°F	degrees Fahrenheit
AADT	Annual Average Daily Traffic
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AF	acre-feet
AFY	acre-feet per year
ALERT	Automated- Local-Evaluation-in-Real-Time
AMBAG	Association of Monterey Bay Area Governments
Amec Foster Wheeler	Amec Foster Wheeler Environment & Infrastructure, Inc.
APFS	Adequate Public Facilities and Services
Applicant	Carmel Canine Sports Complex, LLC
ASBS	Area of Special Biological Significance
BAAQMD	Bay Area Air Quality Management District
BMP	Best Management Practice
BP	before the present
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CADC	California Department of Conservation
Cal Fire	California Department of Forestry and Fire Protection
CalAm	California American Water
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAWD	Carmel Area Wastewater District
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CCSC	Carmel Canine Sports Center
CCTC	Central Coast Transportation Consulting
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEMA	California Emergency Management Agency
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CHRIS	California Historical Resources Information System
CLUP	Coastal Land Use Plan
CMP	Congestion Management Program

CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	equivalent carbon dioxide
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CVAA	Carmel Valley Alluvial Aquifer
CVAC	Carmel Valley Athletic Club Carmel Valley Athletic Club
CVMP	Carmel Valley Master Plan
CWA	Clean Water Act
cy	cubic yards
dB	decibel
dBA	A-weighted decibels
DPS	Distinct Population Segment
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EIR	Environmental Impact Report
ESA	Endangered Species Act
ESU	Evolutionary Significant Unit
FEMA	Federal Emergency Management Agency
Fire District	Monterey County Regional Fire District
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FR	Federal Register
GHG	greenhouse gas
GIS	graphic information system
gpm	gallons per minute
HCD	Housing and Community Development
HCM	Highway Capacity Model
HSC	Health and Safety Code
IBC	International Building Code
IS	Initial Study
ITE	Institute of Transportation Engineers
KVL	Key Viewing Location
LAFCO	Local Agency Formation Commission
Ldn	day/night noise level
LDR	Low Density Residential
Leq	equivalent noise level
LOS	level of service
LUST	Leaking Underground Storage Tank
MBNMS	Monterey Bay National Marine Sanctuary
MBTA	Migratory Bird Treaty Act

MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCCWPP	Monterey County Community Wildfire Protection Plan
MCPBID	Monterey County Planning and Building Inspection Department
MCWRA	Monterey County Water Resources Agency
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
mph	miles per hour
MPRPD	Monterey Peninsula Regional Parks District
MPWMD	Monterey Peninsula Water Management District
MRSWMP	Monterey Regional Storm Water Management Program
MRWMD	Monterey Regional Waste Management District
msl	mean sea level
MST	Monterey-Salinas Transit
MT	metric tons
MTA	Member Training Areas
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NCES	National Center for Education Statistics
NEPA	National Environmental Policy Act
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO <sub>2</sub>	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NWI	National Wetlands Inventory
O <sub>3</sub>	ozone
OACC	Operational Area Coordinating Council
OES	Office of Emergency Services
Owner	Wolter Family
OWTS	On-site Wastewater Treatment System
Pb	lead
PG&E	Pacific Gas & Electric Company
PM <sub>10</sub>	particulate matter 10 microns or less
PM <sub>2.5</sub>	particulate matter 2.5 microns or less
ppm	parts per million
PRC	Public Resources Code
Project	Carmel Canine Sports Center Project
PTSF	Percent-Time-Spent-Following
RCRA	Resource Conservation and Recovery Act
RMA	Resource Management Agency
ROG	reactive organic gas

RPA	Register of Professional Archaeologists
RTDM	regional travel demand model
RTIP	Regional Transportation Improvement Program
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
sf	square foot/feet
SLOAPCD	San Luis Obispo County Air Pollution Control District
SMCA	State Marine Conservation Area
SMR	State Marine Reserve
SO <sub>2</sub>	sulfur dioxide
SP	Service Population
STIP	State Transportation Improvement Program
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TRI	Toxics Release Inventory
U.S.	United States
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
V/C	volume to capacity
VOC	volatile organic compound
WRCC	Western Regional Climate Center

**1.1 Project Overview**

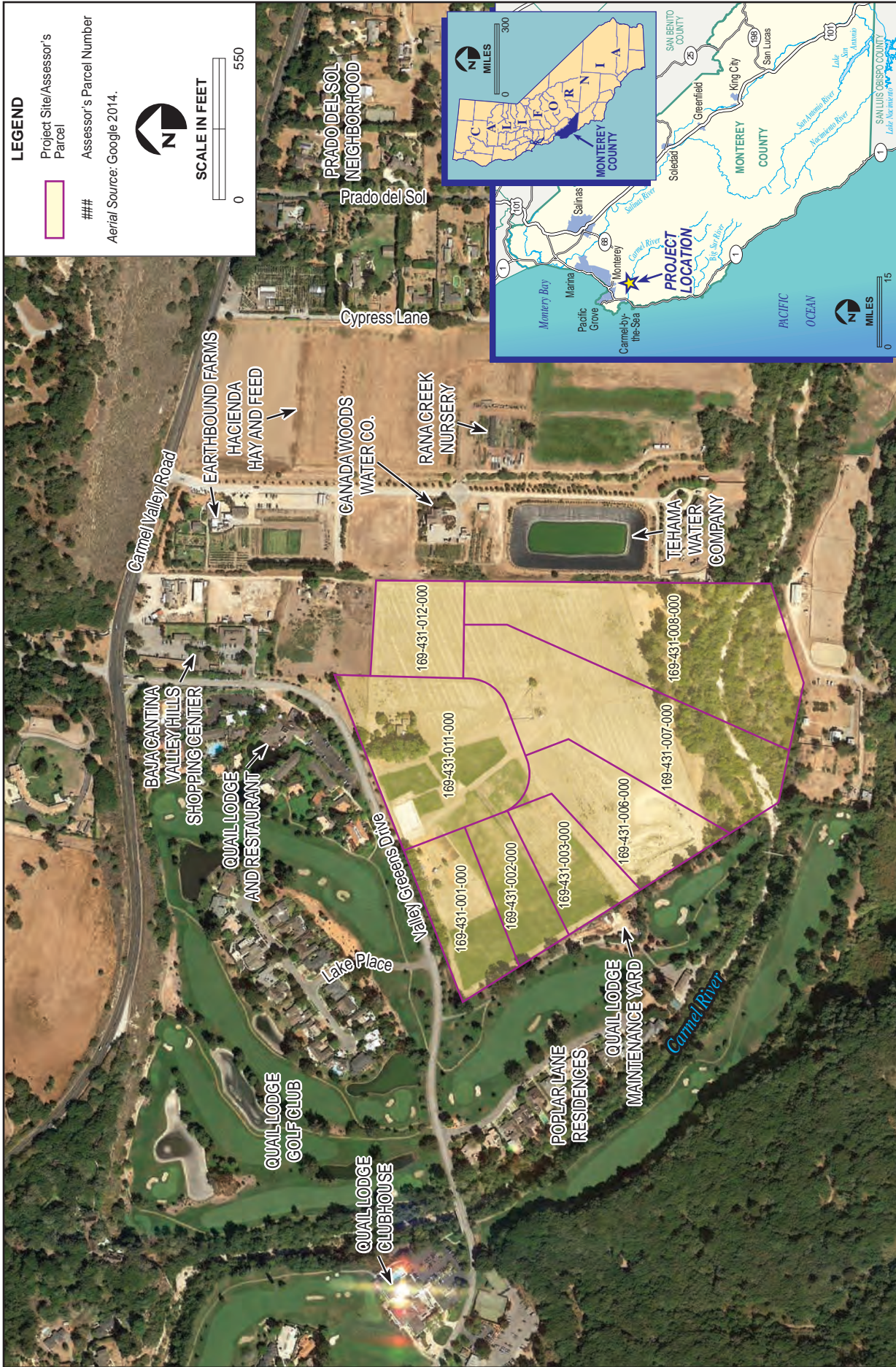
This Draft Environmental Impact Report (EIR) evaluates the proposed Carmel Canine Sports Center (CCSC) Project (Project), located at 8100 Valley Greens Drive, Carmel Valley, California (Figure 1-1).

Carmel Canine Sports Complex, LLC (Applicant) is proposing to lease approximately 48 acres of property zoned for low density residential use from the Wolter Family (Owner) for the purposes of operating a membership-based canine sports and event center, as well as continuing to cultivate and harvest crops and raise livestock.

The Project would temporarily modify the working agricultural landscape of the leased property for an initial period of 10 years to include secure fenced and private areas for CCSC members and their dogs to exercise, train, and socialize. The proposed facilities would include organically managed irrigated grass fields and pastures with separate fenced areas, permeable walking paths, and an updated irrigation system, including an irrigation reservoir that would also be used for dog recreation and training. Supporting infrastructure improvements would be temporary and would include a modular clubhouse, small modular office, modular restroom, and a small storage building, as well as an on-site septic system. The Project would also utilize the natural areas of the Project site along the Carmel River outside the existing fence, which would provide picnic areas and walking pathways.

In addition to general exercise, walking, and play areas, CCSC would offer members competition-grade facilities and equipment for a number of different dog-training disciplines. The proposed facilities would be designed and sized to accommodate dog-related events, such as trials, workshops, tournaments, and fundraisers. Associated with these events, the Project would provide overnight parking for up to 70 Recreational Vehicles (RV) on-site for the duration of an event. RV parking spaces would not include water or sewer hook-ups. On-site parking would accommodate all vehicles during special events, with no on-street parking along Valley Greens Drive.

The Project would continue to provide agricultural uses on approximately 32 acres or two-thirds of the leased property. Agricultural operations would include farming of hay, grain, other pasture crops, vegetables, flowers, fruit, and nursery stock, as well as management of a small number of livestock animals on-site. Livestock maintained on-site would primarily consist of sheep, goats, and ducks. Livestock would be rotationally grazed throughout the fenced areas of the property and would be housed in protective enclosures during the night. All agricultural operations would be primarily conducted by the Owner, staff, and members of CCSC and overseen by the ranch manager.



**LEGEND**

- Project Site/Assessor's Parcel
  - Assessor's Parcel Number
- ###  
Aerial Source: Google 2014.



SCALE IN FEET



**FIGURE I-1**

**Regional Location**



## 1.2 Project Objectives

The purpose of the Project is to provide a membership-based canine sports and event center for the local community, while preserving the opportunity for the Owner to resume the historical use of the property as a full-scale organic farm. This relationship between CCSC and the Owner is intended to provide income through a combination of farming and supplemental use without permanent built improvements, thereby preserving farming opportunities over the leased site over the long term. Objectives of the Project include:

- (1) Continuance of agricultural production upon prime farmland in lower Carmel Valley consistent with historical on-site use in the face of increasing development pressures;
- (2) Additional revenue source from a temporary outdoor recreational uses to supplement and sustain ongoing on-site agricultural operations without permanent conversion of use and loss of prime farmlands;
- (3) Creation of a new local recreational resource for canine activities in a spacious, quiet, contained setting;
- (4) Provision of recreational canine-related activities for members compatible with nearby uses;
- (5) Contribution to the local economy with creation of employment opportunities on-site; and,
- (6) Provision of special events to allow members to showcase their canine training accomplishments with visiting participants at a limited number of dog-related tournaments, fundraisers, workshops, and social events annually, similar to special event operations of country clubs.

## 1.3 Purpose and Legal Authority

### 1.3.1 Authority

This EIR was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970 (CEQA Guidelines) (Title 14, California Code of Regulations 15000 et. seq.), as amended (July 27, 2007). Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the CEQA Guidelines. The County of Monterey (County) is the Lead Agency under whose authority this document has been prepared. This EIR is intended to provide information to public agencies, decision-makers, and the public regarding the environmental impacts that would result from implementation of the Project. Under the provisions of CEQA, “The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided” (Public Resources Code 21002.1[a]).

### 1.3.2 Scope of the EIR

The environmental review process was established to enable public agencies to evaluate a project in terms of its environmental consequences, to examine and implement methods of eliminating

1 or reducing any potentially adverse impacts, and to consider alternatives to a project. While  
2 Section 15021(a) of the CEQA Guidelines requires that major consideration be given to avoiding  
3 environmental damage, the Lead Agency and other responsible public agencies must balance  
4 adverse environmental effects against other public objectives, including social and economic  
5 goals, in determining whether and in what manner a project should be approved.

6 This EIR assesses the potential impacts of the actions related to installation and operation of the  
7 proposed CCSC and related infrastructure. These impacts are determined through a process  
8 mandated by CEQA in which existing conditions are compared and contrasted with conditions  
9 that will exist once the project is implemented. The significance of each identified impact is  
10 determined using the thresholds identified in Appendix G of the CEQA Guidelines, and other  
11 thresholds assigned to certain resources by local, state, and federal resource agencies (e.g.,  
12 California Department of Fish and Wildlife [CDFW], U.S. Army Corps of Engineers [USACE],  
13 and U.S. Fish and Wildlife Service [USFWS]). The following categories are used for classifying  
14 Project-related impacts:

- 15 • **Class I: Significant adverse impacts that cannot be feasibly mitigated or avoided.** If the  
16 project is approved, decision-makers are required to adopt a statement of overriding  
17 considerations, pursuant to CEQA Section 21081 and CEQA Guideline Section 15093,  
18 which set forth specific economic, legal, social, technological, or other benefits of the  
19 project that outweigh the unavoidable adverse environmental effects.
- 20 • **Class II: Significant adverse impacts that can be feasibly mitigated or avoided.** If the  
21 project is approved, decision-makers are required to make findings pursuant to CEQA  
22 Section 21081 and CEQA Guideline Section 15091 that changes or alterations have been  
23 required in, or incorporated into, the project that avoid or substantially lessen the  
24 significant environmental effect, or that such changes or alterations are within the  
25 responsibility and jurisdiction of another public agency and not the County and that such  
26 changes have or can and should be adopted by such other agency, or that specific  
27 economic, legal, social, technological, or other considerations make infeasible the  
28 mitigation measures or project alternatives identified in the Final EIR.
- 29 • **Class III: Adverse impacts that are less than significant.** These impacts do not require  
30 that CEQA findings be made.
- 31 • **Class IV: Beneficial impacts.** A beneficial impact would result in the improvement of an  
32 existing physical condition in the environment (no mitigation required).

33 For each adverse impact identified, mitigation measures are presented where feasible to reduce  
34 the impacts to less than significant levels. In those instances where mitigation measures cannot  
35 reduce adverse impacts to insignificant levels, the impacts are categorized as Class I Impacts.

36 This EIR also presents four alternatives to the project, including the “No Project” alternative, and  
37 a qualitative assessment of the impacts that are associated with these alternatives. Cumulative  
38 projects are identified in Chapter 3.0 of the EIR, with cumulative impacts analyzed in each  
39 resource section in Chapter 4.0. Cumulative project analyses represent an assessment of potential  
40 impacts on resources using a list of past, present, and probable future projects producing related



1 or cumulative impacts. Cumulative project analyses also take into consideration the potential  
2 impacts cumulatively created by existing and ongoing special events in the Project area.

### 3 **1.3.3 Lead, Responsible, and Trustee Agencies**

4 The CEQA Guidelines require identification of “lead,” “responsible,” and “trustee” agencies. The  
5 County is the Lead Agency for the Project because it has the principal responsibility for approving  
6 the Project. Discretionary approval of the Project, as well as the issuance/approval of any  
7 discretionary permits (e.g., Combined Development Permit), is vested with the County Planning  
8 Commission.

9 In addition to the County, there are other public agencies with discretionary authority over  
10 certain aspects of the Project. “Responsible” agencies are responsible for approving, carrying out,  
11 and/or implementing a specific Project component. The CEQA Guidelines define a responsible  
12 agency as a state or local agency, but specifically exclude federal agencies from the definition.  
13 The Monterey Peninsula Water Management District (MPWMD), Regional Water Quality  
14 Control Board (RWQCB), and the State of California Department of Housing and Community  
15 Development (HCD) are responsible agencies. The California Department of Transportation  
16 (Caltrans) would potentially be a responsible agency if any intersection improvements are  
17 proposed or are required as mitigation within the right-of-way. “Trustee” agencies have  
18 jurisdiction by law over natural resources affected by the Project. The CDFW has jurisdiction over  
19 biological resources that may be affected by Project development, so CDFW is a state trustee  
20 agency. Other agencies may use this EIR as input when issuing approvals or permits for Project  
21 implementation. The County is required to solicit comments from responsible and trustee  
22 agencies, as well as from the public, before the EIR can be certified as adequate.

## 23 **1.4 Summary of Required Land Use Approvals**

24 The Project requires a Combined Development Permit consisting of:

- 25 • A Use Permit to allow the operation of a membership-based canine sports and event  
26 center that would include the installation of organically managed irrigated grass fields  
27 and pastures with separate fenced areas, permeable walking paths, and an updated  
28 irrigation system, as well as a small modular clubhouse, small modular office, modular  
29 restroom, small storage building, and an on-site septic system.
- 30 • Design Approval.

## 31 **1.5 Environmental Review Process**

32 The environmental review process for the Project to date and the current EIR process are  
33 described below.

### 1.5.1 Previous Environmental Review

In 2013, the County prepared an Initial Study (IS) for the Project (Application File No. PLN130352), which identified mitigation measures for biology, traffic, hydrology, and noise that were determined to reduce impacts to a less than significant level. Consequently, the IS concluded that development of the Project would not result in individual or cumulative potentially significant impacts that would require the preparation of an EIR. Accordingly, a proposed Mitigated Negative Declaration (MND) was circulated for public review between December 23, 2013 and January 24, 2014 (SCH# 2013121077), during which time a substantial number of comments from the public and regulatory agencies was elicited. Concerns identified were primarily related to potential impacts to sensitive species and habitats, water use, and traffic generation, as well as noise and land use compatibility. Of particular concern were the Project's potential impacts to Level of Service "F" portions of Highway 1.

Pursuant to Section 21080 (d) of the Public Resources Code and Section 15064 (f)(1) of the CEQA Guidelines, if there is a fair argument supported by substantial evidence that a project may have a significant effect on the environment, the Lead Agency shall prepare an EIR, even when other substantial evidence has been presented that a project will not have a significant effect. Consequently, the County has determined that the preparation of an EIR would be required to analyze the potential environmental impacts of the Project.

### 1.5.2 Preparation of the Environmental Impact Report

A Notice of Preparation (NOP) of an EIR was distributed on December 1, 2014 with a comment period that ran from December 3, 2014 to January 9, 2015. This Draft EIR has been distributed to federal and state agencies, County departments, citizens' groups, and local libraries for public review with a comment period that runs from April 1, 2015 to May 18, 2015. Written comments received during the public review period will be addressed in the Final EIR. The Final EIR will be made available at least 10 days prior to the first Planning Commission hearing to consider the Project.

## 1.6 Organization of the EIR

This EIR is organized into nine chapters. Chapter 1.0, *Introduction*, summarizes the background of the Project and explains the environmental review process. A detailed description of the Project is provided in Chapter 2.0, *Project Description*. Chapter 3.0, *Cumulative Projects Scenario*, describes other pending and proposed development in the vicinity. Existing environmental conditions, specific project and cumulative impacts, mitigation measures, and residual impacts are detailed in Chapter 4.0, *Environmental Impact Analysis and Mitigation Measures*. Chapter 5.0, *Consistency with Plans and Policies*, summarizes any inconsistencies between the Project and applicable adopted plans and policies. Chapter 6.0, *Other CEQA Sections*, identifies significant and irreversible, growth-inducing, and unavoidable effects. Chapter 7.0, *Alternatives*, describes alternatives to the Project site and design, and identifies the Environmentally Superior

1 Alternative. Documents and interviews used as a basis of information for preparing the EIR are  
2 identified in Chapter 8.0, *References and Persons or Organizations Contacted*. Chapter 9.0, *List of*  
3 *Preparers*, identifies the EIR project team. The appendices to the EIR include the NOP, comments  
4 on the NOP, and supporting technical studies.

## 5 **1.7 Areas of Known Public Controversy**

6 Based on results of public meetings and responses to the NOP, public comment on the IS/MND,  
7 and other public testimony, the following issues are known to be of concern and may be  
8 controversial (each issue will be further discussed in the EIR):

- 9 • Impacts to sensitive species and habitats, including riparian habitat associated with the  
10 Carmel River, as well as disturbed upland habitat that may provide seasonal cover for  
11 California red-legged frogs (*Rana draytonii*) and western pond turtles (*Actinemys*  
12 *marmorata*);
- 13 • Water supply and water quality impacts associated with the proposed use of potable and  
14 irrigation water at the Project site;
- 15 • Traffic impacts on Highway 1, which operates at failing levels of service during peak hour  
16 traffic conditions, and traffic associated with special events, particularly RVs arriving to  
17 and departing from the proposed CCSC entrance on Valley Greens Road;
- 18 • Noise impacts on low density residential properties surrounding the Project site; and
- 19 • Land use compatibility impacts associated with project consistency with the County's  
20 General Plan, Carmel Valley Master Plan, and the Zoning Ordinance of the County of  
21 Monterey (Title 21, For Inland Areas).

## 2.1 Introduction

The proposed Carmel Canine Sports Center (CCSC) Project (Project) would consist of construction and operation of a canine training, recreation, and event facility with private membership use, on approximately 48.6-acres in the Carmel Valley. This section describes the Project location, existing characteristics of the site and vicinity, and details of the proposed development, construction methods, and operational information.

## 2.2 Project Location and Ownership

The Project site is located at 8100 Valley Greens Drive, Carmel Valley, in the unincorporated portion of Monterey County, California, approximately 3.5 miles inland from Highway 1, just south of Carmel Valley Road (refer to Figure 1-1). The Project site is located outside of the Coastal Zone in the Carmel Valley Master Plan area (Monterey County 2010). The Project site is accessed from Valley Greens Drive, with an existing entrance located approximately 0.25 miles from the intersection of Valley Greens Drive with Carmel Valley Road. The 48.6-acre site is comprised gently sloped agricultural fields that trend from Valley Greens Drive on the north to the Carmel River and associated riparian areas on the south. The Wolter family owns the Project site and has operated an organic farm on-site since 1947.



*The 48.6-acre Project site is located on Valley Greens Drive, approximately 0.25-miles from of the intersection of Carmel Valley Road, adjacent to the Quail Lodge Golf Club and agricultural and water company operations.*

The Project site is bordered to the north by Valley Greens Drive and the Quail Lodge & Golf Club, Valley Hills Shopping Center at the southeast corner of Carmel Valley Road and Valley Greens Drive; to the east by the Rana Creek nursery and agricultural lands, a single-family dwelling, and an approximately 2.7 acre Tehama Water Company reservoir; to the south by the Carmel River riparian corridor and south of that an equestrian facility; and to the west by fairways 12 and 13 of the Quail Lodge & Golf Club and a golf course maintenance yard.

## 2.3 Existing Setting

### 2.3.1 Project Vicinity

The Project vicinity generally consists of low-density residential, visitor serving and rural uses, including open space, residential, recreation, and commercial centers. The Project site is bordered to the east by parcels zoned for Low Density Residential, Open Space, and Heavy Commercial uses. Uses to the east from south to north include a private residence and equestrian facility to the southeast located in a Low Density Residential designation, an approximately 2.7 acre Tehama Water Co. irrigation reservoir, the Rana Creek Nursery located in an Open Space designation, and the Canada Woods Commercial Center, located in the area zoned for Heavy Commercial. Additionally, the Valley Hills Shopping Center, and Hacienda Hay and Feed are located to the north of the Project site in an area zoned for Planned Commercial uses. Across Valley Greens Drive to the north of the Project site is the Quail Lodge & Golf Club, which is zoned for Visitor Accommodations/Professional Offices. The area to the west of the Project site also encompasses the Quail Lodge & Golf Club golf course, as well as pockets of Low Density Residential parcels. Adjacent to the west of the Project site are fairways 12 and 13 of the Quail Lodge & Golf Club and a golf course maintenance yard. The Project site is bordered to the south by the Carmel River and associated riparian corridor, with parcels zoned for Agriculture - Rural Grazing.

### 2.3.2 Project Site

The 48.6-acre site is comprised of eight assessor parcels, which encompass predominantly level fields, open space, and one residence. Approximately 37 acres of the Project site are agricultural fields and are surrounded by a food safety fence. The remaining approximately 11 acres south of the fence include riparian and disturbed upland habitats along the Carmel River that are also used for passive recreation. The residence is located within the northeastern portion of the Project site and is occupied by the ranch manager; no other habitable structures are located within the boundaries of the Project site. The Project site is gently sloped and contains two existing groundwater wells, located in the central portion of the site. Ornamental trees are located around



*Organic agricultural operations characterize most of the Project site's historic use; the site has been predominantly fallow since 2008, but currently is cultivating 8.5-acres of sod in the northern portion of the site (left photo). The southern 11-acres of the Project site are comprised of disturbed upland and riparian areas along the Carmel River (right photo).*

1 the eastern and western boundaries of the site and provide partial screening with surrounding  
 2 uses. Most of the landscaping on-site is generally characterized by introduced, ornamental  
 3 vegetation; however, the area to the south, including the Carmel River riparian corridor, is  
 4 densely vegetated and includes native trees and shrubs. The Project site's eight contiguous  
 5 parcels are all zoned Low Density Residential (LDR/2.5-D-S-RAZ). Parcel acreage is noted in  
 6 Table 2-1, below.<sup>1</sup>

7 **Table 2-1. Project Site Parcel Numbers and Parcel Size**

Assessor's Parcel Number (APN)	Area (acres)
169-431-001-000	3.69
169-431-002-000	2.69
169-431-003-000	3.14
169-431-006-000	4.88
169-431-007-000	10.47
169-431-008-000	12.20
169-431-011-000	8.22
169-431-012-000	3.33
<b>TOTAL</b>	<b>48.62</b>

8 Notes: Project site acreage is based on County of Monterey Graphic Information System (GIS) data  
 9 (Monterey County 2014) and may not accurately reflect precise property acreages.

10 Historically, the Project site has been used for organic row crop farming on predominantly Prime  
 11 Farmland soils (California Department of Conservation 2011). The Project site was most recently  
 12 cultivated under lease to Earthbound Farms, which produced a variety of organic crops including  
 13 vegetables, flowers, and herbs. However, since October 2008 the land has been fallowed, disked  
 14 annually or bi-annually, and advertised for another organic farming lease. An approximately 8.5-  
 15 acre portion of the site was recently planted with turf-grass with the intention of developing the  
 16 site as a sod field. Additionally, excavation of a one-acre pond was recently initiated, but grading  
 17 activities have not been completed.

18 Three basic habitat areas exist on-site, including agricultural fields formerly used for organic  
 19 truck crops, ruderal disturbed areas formerly used for ancillary farming and gravel mining  
 20 activities, and the riparian corridor associated with the Carmel River (Nedeff 2014). The entire  
 21 area within the existing food safety fence has a history of soil disturbance related to agricultural  
 22 practices. There is no natural, native habitat in any portion of this fenced area. Outside this area,  
 23 a narrow strip of arroyo willow scrub (*Salix lasiolepis*) is growing in a drainage ditch between the  
 24 agricultural fence and Valley Greens Drive. Additionally, ornamental trees are located around  
 25 the eastern and western boundaries of the Project site. The 3-acre ruderal habitat on the upper  
 26 terrace between the fence and the Carmel River riparian corridor is primarily vegetated with a  
 27 number of non-native and invasive species, including mature eucalyptus trees and a variety of

1. The Project site is zoned for rural grazing south of the Carmel River; however, the Project would not affect this area.

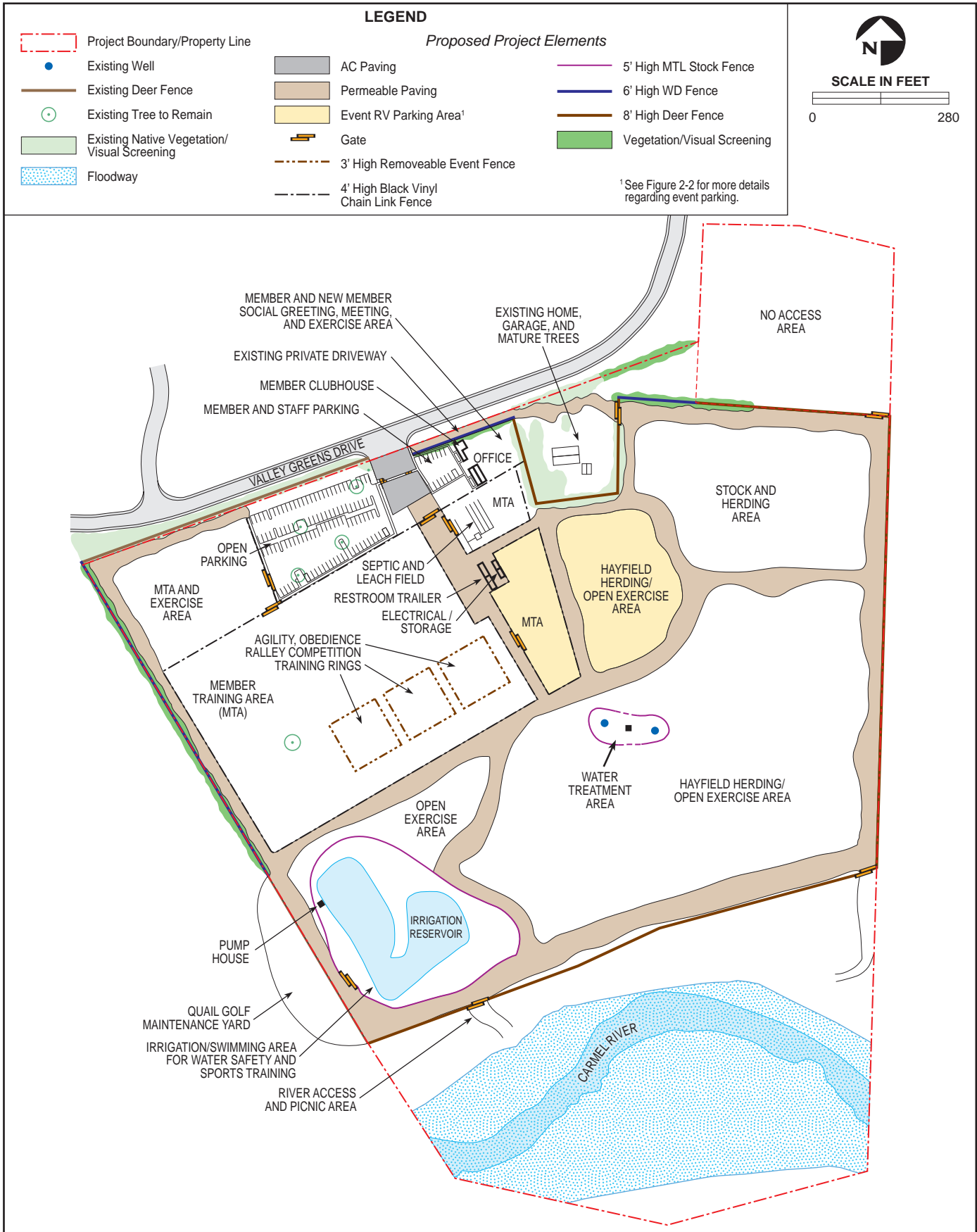
1 horticultural garden species. The southern portion of the Project site includes the Carmel River  
2 and an associated dense riparian area, which is the location of the Monterey Peninsula Water  
3 Management District (MPWMD) Valley Hills Restoration Project (Nedeff 2014). This restoration  
4 project has been ongoing since 1984, with voluntary participation from the Owner. The southern  
5 portion of the Project site is also located within the Carmel River 100-year floodplain, as  
6 designated by the Federal Emergency Management Agency (FEMA 2009). Consequently,  
7 portions of the Project site are subject to Monterey County Zoning Ordinance 21.64.130,  
8 *Regulations for Land Use in the Carmel River Floodplain.*

## 9 **2.4 Project Overview**

10 The proposed Project consists of site improvements and operation of a canine sports and event  
11 center on approximately 5.6 acres within the eastern side of the Project site, including CCSC  
12 member facilities, an event field with training rings, a variety of member training areas (MTAs),  
13 and 96,080 square feet (sf) of parking areas (Figure 2-1). The Project would continue organic  
14 agricultural operations on approximately 32 acres of the Project site. Approximately seven acres  
15 of organically managed irrigated grass fields and pastures would be installed specifically for dog  
16 training and exercise activities. These areas would be separated by four-foot tall chain-link  
17 fencing and include approximately 1.5 miles of permeable walking paths. Landscaping would  
18 also be installed internally and along the boundary of the property. Site improvements for the  
19 CCSC would include an updated irrigation system and an irrigation reservoir located in the south  
20 west portion of the site on-site, which would also be used for canine recreation and training.

21 Structural improvements would comprise four small modular buildings, including a member  
22 clubhouse, office, restroom, and storage building, as well as a trash enclosure. CCSC would also  
23 include approximately 2.21 acres of permeable parking areas, including a 15-space aggregate-  
24 base parking area (6,400 square feet) for day-to-day use and a 200-space, 89,680-sf woodchip-base  
25 parking lot for events, including overflow parking. Approximately 2,000 sf of concrete sidewalks  
26 would be constructed to provide access to the modular trailers, as well as to handicapped parking  
27 spaces.

28 The CCSC is proposed to be open 7:00 A.M. to 8:30 P.M. daily without specific reservation. CCSC  
29 would offer members competition grade facilities and equipment for a number of different dog-  
30 training disciplines, as well as classes open to members and non-members. Members would be  
31 able to use off-leash walking paths and designated open exercise and training areas located  
32 throughout the property, as well as the small clubhouse. CCSC would also utilize the natural  
33 areas of the Project site, south of the existing fence, which would provide picnic areas and access  
34 to existing walking pathways within the Carmel River riparian corridor. In addition to day-to-  
35 day operations, CCSC would host up to 24 days of special events throughout the year with a  
36 maximum of 250 people (including vendors, caterers, and event staff) and up to 300 dogs on-site  
37 during the largest events.



**Carmel Canine Sports Complex  
Proposed Site Plan**

**FIGURE  
2-1**



1 Each of the Project elements, including the proposed improvements, are summarized in Table 2-2  
 2 and discussed in more detail in the follow sections.

3 **Table 2-2. Existing and Proposed Facilities and Infrastructure at the Project Site**

Existing	Proposed
<b>Grounds</b>	
Agricultural Field (37 acres)	Agricultural Fields (32 acres)
Disturbed Ruderal Habitat (3 acres)	Organic Irrigated Grass (7 acres)
Riparian habitat (8 acres)	Permeable Pathways (1.5 miles)
	Disturbed Ruderal Habitat (3 acres)
	Riparian habitat (8 acres)
<b>Recreational Amenities</b>	
Existing Trails in Riparian Corridor	Existing Trails in Riparian Corridor
	Picnic Tables (4)
<b>Facilities</b>	
Primary Ranch Manager Residence	Primary Ranch Manager Residence
	Modular Office (800 sf)
	Modular Clubhouse (600 sf)
	Modular Restrooms (600 sf)
	Modular Storage (400 sf)
	Trash Enclosure (200 sf)
	Permeable Parking Areas (2.21 acres; 215 spaces)
<b>Irrigation and Plumbing</b>	
Partially Completed Pond (1.2 acres)	Irrigation Reservoir (1.2 acres)
Existing Groundwater Pumps (2)	Existing Groundwater Pumps (2)
	Septic System and Leach Field

4 **2.4.1 Project Site Grounds**

5 **2.4.1.1 Proposed Training Areas and Agriculture**

6 The proposed improvements at CCSC would include a range of canine training areas. The  
 7 western portion of the Project site would provide the main member training areas (MTAs),  
 8 competition training rings, and special event areas. Within the primary training area, three  
 9 12,100-sf removable fenced rings would be installed for agility, obedience, and rally competition  
 10 training. The central and southern portions of the site would provide the hayfield herding and  
 11 open exercise areas. The stock and herding area would be located primarily within the pastures  
 12 in the northeastern portion of the site and would consist of approximately seven acres of irrigated  
 13 grass fields. These training areas would support organically managed irrigated grass fields and

1 pastures with separate fenced areas, permeable walking paths, and an updated irrigation system,  
 2 including a one-acre irrigation reservoir. The irrigation reservoir and an adjacent open exercise  
 3 area would be located in the western portion of the site.

4 CCSC would maintain approximately 32 acres of the property as irrigated fields planted generally  
 5 in organically produced hay, grain, pasture crops, fruit, and garden flowers, which would also  
 6 be used for herding, training, and open exercise. Member training areas, fields, and the  
 7 stock/herding areas would be partitioned by approximately 1.5 miles of permeable pathways,  
 8 which would also be available for member, off-leash dog walking, and general exercise.

9 Farming operations would be primarily conducted by  
 10 CCSC owners, staff, and members and overseen by the  
 11 Ranch Manager residing on the site. Occasionally during  
 12 the year, such as during harvests, additional labor and  
 13 specialized equipment (e.g., hay baler) may be contracted  
 14 from outside sources. Agricultural uses would be selected  
 15 to ensure crops cultivated would remain within the water  
 16 use budget and require minimal outside labor.  
 17 Landscaping would feature productive food and flower  
 18 crops, where possible.



*Existing vegetation on the northern end of the Project site screens the area from existing Tehama Water Co. and Pond. Similar vegetation would be planted along the western edge of the property to provide additional screening of CCSC.*

19 Livestock maintained on-site would include sheep, goats,  
 20 and ducks, with no more than 50 sheep and/or goats on-  
 21 site total. Livestock would be rotationally grazed  
 22 throughout the fenced areas of the Project site and would be housed in protective enclosures  
 23 during the night. Sheep would be used for herding exercises, wool production, and weed/grass  
 24 control both on- and off-site, and trained to be comfortable with dogs so that they could be  
 25 provided to other herding venues. Livestock may also be contracted to other properties for weed  
 26 control or herding purposes, at which times trailers would be used to transport them. A livestock  
 27 manure management plan would be provided for animal concentration areas (refer to Section  
 28 2.4.3.6., *Solid Waste Management*).

29 The existing eight-foot tall food safety fence would remain in place around most of the Project  
 30 site with the exception of areas near the proposed front gate, where fencing with a natural cedar  
 31 finish would be constructed. A five-foot tall galvanized metal stock fence would surround the  
 32 existing water wells in the central portion of the Project site and four-foot tall black vinyl-covered  
 33 chain link fencing would surround designated member training areas within the northwestern  
 34 portion of the Project site.

### 35 **2.4.1.2 Proposed Landscaping**

36 The Project site is surrounded by patchy vegetation, including trees and shrubs, extending  
 37 approximately 30 to 60 feet in width in some locations. In addition to this existing vegetation,  
 38 hedging, fencing, and climbing vines would be added to augment the roadside plantings parallel

1 to Valley Greens Drive in the immediate vicinity of the Quail Lodge & Golf Club hotel units and  
 2 parking area. Additional landscaping would be planted along the existing fence at the western  
 3 edge of the property to provide additional screening and to soften/block views of and noise from  
 4 the lodge's maintenance facility and golf fairways to the west of the property.

5 Landscaping within CCSC would include approximately seven acres of organically managed  
 6 irrigated grass fields and pastures primarily in the southeastern portion of the Project site. A small  
 7 garden area would also be planted near the clubhouse and office. The remainder of the Project  
 8 site would be planted generally in hay, grain, pasture crops, fruit, and garden flowers.

9 Existing trees on the Project site, including one walnut tree, one sycamore tree, and four pear  
 10 trees, would remain. Additionally, existing vegetation south of the existing deer fence and within  
 11 the Carmel River riparian area would also remain. Regular maintenance of plantings and crops  
 12 would be expected, with ongoing maintenance, harvest, and replanting occurring within  
 13 agricultural areas.

#### 14 **2.4.1.3 Natural Areas and Proposed Use**

15 CCSC would make seasonal use of the natural  
 16 areas within the southern portion of the Project  
 17 site outside of the existing fence line (refer to  
 18 Figure 2-1). CCSC would limit the number of  
 19 dogs in the riparian area to no more than 30  
 20 per day for the first year in order to provide an  
 21 impact monitoring baseline. Subsequent years'  
 22 usage would be managed in the area to avoid  
 23 impacts identified in the previous year's  
 24 monitoring results. Four picnic tables are  
 25 proposed for the area, one of which would be  
 26 located on an existing concrete slab at the site  
 27 of the Owners' former pig farm. The close  
 28 proximity of the former pig farm to one of the  
 29 locked gates also makes this proposed picnic



*The Carmel River is seasonal dry in the vicinity of the Project site with isolated deeper pools; however, the river banks are characterized by dense riparian vegetation.*

30 table site appropriate for handicapped access. CCSC intends to make the picnic areas in the  
 31 ruderal area outside of the existing fence line available to groups such as the Audubon Society,  
 32 the Carmel River Steelhead Association, school groups, and other interested community groups  
 33 for education, scientific, and cultural activities related to the Carmel River. However, the event  
 34 frequency would depend on community interest and is unknown at this time. Otherwise, these  
 35 areas would be available seasonally to members and authorized visitors for reservation and use  
 36 for picnics and walking along existing pathways and in existing disturbed areas. No utilities are  
 37 proposed in this area. Dog waste collection receptacles and materials would be provided and  
 38 regularly serviced by CCSC staff.

1 A significant portion of the Project site outside of the existing fence line is currently the site of  
2 extensive restoration efforts by the MPWMD to establish and maintain riparian vegetation for  
3 erosion control and to maintain the riparian habitat as water level recedes seasonally. The  
4 Owners' voluntary participation in this program has been ongoing since the mid-1990s. CCSC  
5 would continue to support this ongoing public-private partnership.

## 6 **2.4.2 Proposed Facilities**

### 7 **2.4.2.1 Modular Structures**

8 Proposed structural improvements would consist of temporary facilities (i.e., without permanent  
9 foundations) and would include a modular clubhouse (600 square feet), modular office (800  
10 square feet), modular restroom (600 square feet), small storage building (400 square feet), and  
11 trash enclosure (200 square feet). The office and members clubhouse would be located within the  
12 northern portion of the Project site along Valley Greens Drive. Additionally, a members' social  
13 greeting, meeting, and exercise area would be located adjacent to the members' clubhouse and  
14 office. Approximately 2,000 square feet of concrete sidewalks would be constructed to provide  
15 access to the modular trailers as well as the handicapped parking. The restrooms would be  
16 located further south of the office and clubhouse and would be plumbed to a newly proposed  
17 septic system and would include two unisex showers to allow members to shower and change  
18 after exercising with their dogs. The proposed storage would be located adjacent to the restroom  
19 for easy access to training materials and equipment (refer to Figure 2-1).

### 20 **2.4.2.2 Site Access and Parking**

21 Access to the Project site would be provided through an improved two-way controlled access  
22 gate replacing the existing farm gate directly off Valley Greens Drive. Valley Greens Drive is a  
23 two-lane improved County road that includes paved golf cart/bicycle lanes in addition to the  
24 main vehicular lanes in both directions. The front entrance would be paved and would total  
25 approximately 6,681 square feet. Further, an additional gate would be added to the driveway  
26 serving the existing on-site residential unit.



*The proposed modular office (left) and clubhouse (right) would cover approximately 800 square feet and 600 square feet, respectively. These temporary improvements would be installed just off of the driveway entering from Valley Greens Drive. Additional proposed facilities, including the restroom and storage building, would be similar in both size and appearance.*

1 All parking would be provided inside the fence and screened from public view. The Project  
2 would install approximately 6,400 square feet of permeable base rock parking pavements, which  
3 would include space for up to 15 vehicles in order accommodate members' and staff's daily use  
4 immediately adjacent to the clubhouse and office. Additionally, approximately 89,680 square feet  
5 (i.e. approximately 2.06 acres) of wood chipped parking areas would be available for parking of  
6 up to 200 additional standard vehicles west of the proposed new controlled-access entry gate  
7 (refer to Figure 2-1). Parking for up to 70 recreational vehicles (RVs) would be available only  
8 during limited special events within the centrally located grass area (see Section 2.4.2.3, *Events*).  
9 Four existing pear trees would remain in the proposed wood chipped parking area. All parking  
10 surfaces at CCSC would be permeable except as required for accessibility.

### 11 **2.4.2.3 Irrigation and Plumbing**

12 To provide flexibility and efficiency in water use at CCSC, the existing irrigation system would  
13 be updated. The larger existing on-site well, currently used for direct irrigation of the site, would  
14 supply water to a new one acre irrigation reservoir, located on previously cultivated land inside  
15 the fenced property partially within the boundary of the 100-year and 500-year flood plains  
16 (Federal Emergency Management Agency [FEMA] 2009). This system would provide more  
17 energy-efficient pumping and irrigation, which would reduce water demands for the property.  
18 The reservoir would be able to provide a one-week reserve water supply for the primary  
19 irrigation system should periodic short-term temporary interruptions occur. The fenced and lined  
20 reservoir would also be designed and managed to allow use for dog recreation and water sports  
21 training. Nonchemical filtration/aeration systems would be used to maintain water quality and  
22 no water would be stored in the reservoir for more than 30 days.

23 CCSC would also use the smaller of the two existing wells to supply no more than 2 acre-feet per  
24 year (AFY) of water to a proposed potable water system separate from the irrigation system. This  
25 potable water would support operations of the proposed modular office, clubhouse, and  
26 restrooms. This system would include separate holding tanks and potable pressurized system for  
27 on demand use without energizing the larger pumps. System components would be located  
28 between the existing wells, fenced, and screened from view by fencing and vegetation. Water  
29 quality for this use has been tested (C3 Engineering 2013) and found adequate by the County's  
30 Environmental Health Bureau without requiring water treatment.

31 Additionally, the office, clubhouse, and restrooms would be connected to a newly proposed  
32 septic system and leach field, which would be located between the office and the restrooms. The  
33 Environmental Health Bureau has determined that adequate area exists for on-site wastewater  
34 disposal for CCSC (Appendix B).

### 1 **2.4.3 Proposed Operations**

2 The Project would provide a location and facility for members only to exercise, train, and socialize  
 3 with their dogs. Activities occurring at CCSC would include daily membership use of the  
 4 proposed facilities, as well as programmed classes and up to 24 event days annually. These  
 5 proposed uses are described in further detail below.

#### 6 **2.4.3.1 Staffing**

7 Approximately eight staff members would be available on-site during operating hours to assist  
 8 members with reservations and use of the proposed facilities, including the Assistant General  
 9 Manager and up to seven full time equivalent additional member service and administration  
 10 employees. Additionally, the existing on-site residence would continue to serve the Ranch  
 11 Manager and family, who would continue to provide oversight of the facility.

#### 12 **2.4.3.2 Daily Operations**

13 The proposed CCSC facilities would be designed to allow daily member use of general exercise,  
 14 walking, and play areas, as well as use of competition-grade facilities and equipment for a  
 15 number of different dog-training disciplines. The membership training areas would comprise  
 16 approximately seven acres of irrigated grass fields and members would be able to reserve specific  
 17 fields and training equipment within these areas. Within the largest member training area, three  
 18 12,100 square foot removable fenced rings would provide enclosed spaces for agility, obedience,  
 19 and rally competition training. In addition to the fenced members training fields, open exercise  
 20 areas, the irrigation pond, and livestock and herding areas would be available for member use.  
 21 These facilities would be available to members for a number of different dog-training disciplines  
 22 including the following:

23	Responsible Pet Ownership	32	Field Work
24	Socialization/ Puppy Training	33	Lure Coursing
25	Integrating New Dogs into the Family	34	Carting
26	Obedience - Basic & Competitive	35	Fly Ball
27	Agility	36	Search & Rescue
28	Rally	37	Strength, Flexibility, & Conditioning
29	Herding	38	Canine First Aid
30	Nose Work	39	Swimming & Water Safety
31	Tracking	40	Dock Diving
		41	

42 Members would also be able to use off-leash walking paths and would have access the Carmel  
 43 River and adjacent picnic areas. CCSC's membership goal is 500, with anticipated average use of  
 44 20 percent per day (i.e., approximately 100 visits, spread throughout the operating hours).<sup>2</sup> The

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<sup>2</sup> This estimate of facility use is based on the experience of the nearby Carmel Valley Athletic Club (CVAC).

1 CCSC is proposed to be open 7:00 A.M. to 8:30 P.M. daily without specific reservation. CCSC  
2 would not offer dog boarding, kenneling, dog drop-off, or dog day care services.

### 3 Classes

4 In addition to individual member day use, contract trainers and other dog-related service  
5 providers would be able to use space at CCSC for classes and workshops. Classes would be open  
6 to non-members, though non-member participants would have limited access to CCSC facilities  
7 outside the specific class/training areas. Classes for up to 10 people, including 12 dogs, could be  
8 scheduled throughout the day; however, no more than two classes would be offered  
9 simultaneously to ensure adequate use of the facilities by members.

### 10 **2.4.3.3 Events**

11 CCSC facilities would be designed and sized to accommodate moderately-sized dog-related  
12 events, such as trials, workshops, tournaments, and fundraisers. CCSC would host up to 24 days  
13 of events throughout the year with a maximum of 250 people (including vendors, caterers, and  
14 event staff) and up to 300 dogs on-site during the largest events.<sup>3</sup> Events would vary from a single  
15 day to a weekend, or several days during the week.

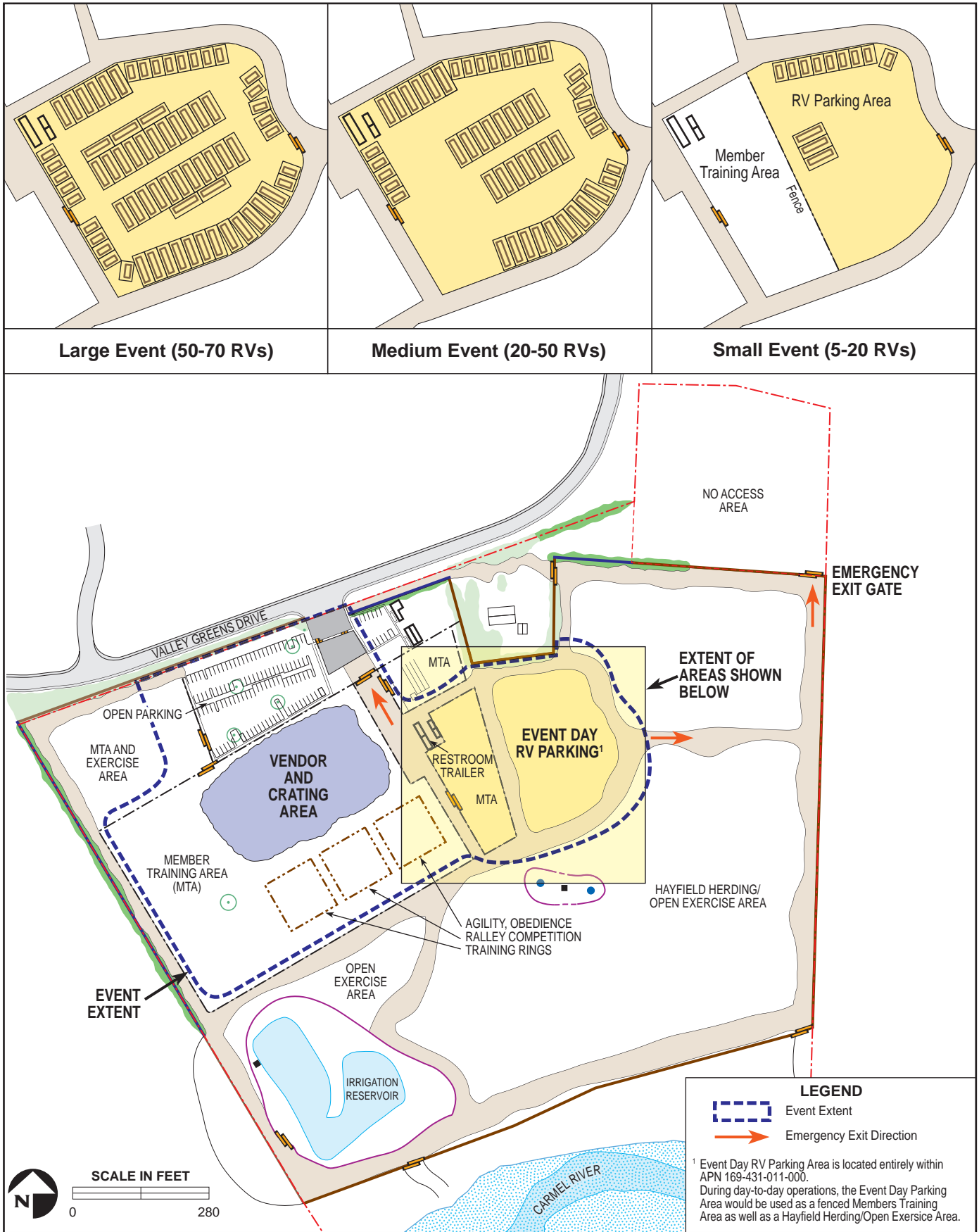
16 Events would occur on specific portions of the property and non-member event participants  
17 would not be allowed access outside of the contracted areas. This would allow CCSC members  
18 to have continued private access to training and exercise areas for their regular activities. Event  
19 sizes would also be limited to ensure that members not participating in the event are able to  
20 continue to use other portions of the large property during events, within the overall capacity of  
21 250 people and 300 dogs. A sample of annual scheduling and facilities necessary to support  
22 canine-related events at CCSC are provided Table 2-3 and a sample site configuration is provided  
23 in Figure 2-2.

### 24 Event Traffic

25 Event participants would be directed to access CCSC via the Valley Greens Drive intersection  
26 with Carmel Valley Road. Valley Greens Drive is controlled with a stop sign, while Carmel Valley  
27 Road is uncontrolled. This intersection also includes an improved right turn lane from the  
28 eastbound lane of Carmel Valley Road and a left turn lane from westbound Carmel Valley Road.  
29 Incoming traffic would then access the site itself by turning left off of Valley Greens Drive into an  
30 improved entrance area designed to allow traffic to fully clear the roadway before entering the  
31 newly proposed controlled access gate.

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<sup>3</sup> This represents a worst-case scenario as most dog-related events, particularly competitions, generally have staggered arrival and departure times.



**Example Event Day Configurations**

**FIGURE 2-2**



1 **Table 2-3. Sample Annual Event Schedule**

Event	Areas Used	Event Days	Estimated Participants	RVs
Performance event	Hay field or main event area, parking	1 (Sat or Sun)	100 people/ 100 dogs	0
Obedience/Rally trial	Main event area, parking, RV parking	2 (Sat Sun)	100 people/ 150 dogs	5-10
Service dog fundraiser	Main event areas, parking	1 (Sat or Sun)	225 people/ 50 dogs	0
Agility trial	Main event area, parking, RV parking	3 (Fri, Sat, Sun)	100 people/ 150 dogs	10-15
Signature agility trial	Main event areas, parking, RV parking	3 (Fri, Sat, Sun)	225 people/ 250 dogs	50-70
National breed specialty event	Main event areas, parking, RV parking	3 (Thurs, Fri, Sat)	100 people/ 150 dogs	20-30
Herding trial	Hay field, parking, RV parking	1 (Sat or Sun)	45 people/ 50 dogs	2-5
National Agility workshop	Main event area, parking, RV parking	4 (Thurs, Fri, Sat, Sun)	60 people/ 80 dogs	3-5
Herding trial	Herding areas, parking, RV parking	2 (Sat and Sun)	60 people/ 80 dogs	5-10
Dog rescue fundraiser	Main event areas, parking	1 (Sat or Sun)	225 people/ 50 dogs	0

2 **Event Parking**

3 Parking space for up to 200 vehicles, as well as a designated overflow area, would be made  
 4 available for events. All parking will be fully accommodated on-site and no on-street parking  
 5 would be required. Parking areas would be screened from nearby public viewing areas by  
 6 landscaping and existing mature vegetation. CCSC supports the restriction of parking on Valley  
 7 Greens Drive, including creation of a “No Parking” zone the length of Valley Greens Drive.

8 Space for up to 70 RVs would be made available on grass within CCSC during events.<sup>4</sup> RV  
 9 camping would only be permitted on-site during events, a maximum of 24 days/nights annually.  
 10 RVs, when present, would be parked toward the center of the site (see Figure 2-1). This area is  
 11 located over 300 feet from the nearest offsite buildings and over 1,000 feet from the nearest offsite  
 12 residences. Fences and screening vegetation both internally and along the fence lines would  
 13 reduce temporary visual impacts of visiting RVs from public viewing areas. All RVs will be  
 14 registered in advance, including prospective arrival and departure schedules and would not be  
 15 permitted in-an-out privileges once parked. Monitors would be present at all times when RVs are  
 16 staying on-site and all fire and emergency requirements would be strictly followed. RVs would

---

<sup>4</sup> During day to day operations this area would remain a fenced members training area as well as a hayfield herding/open exercise area (refer to Figure 2-1). During small events the hayfield herding/open excise area would be utilized for RV parking and during mid- and large-sized events the fenced members training area would be temporarily removed to accommodate additional RV parking.

1 be self-contained, with no water or sewer hook-ups provided. Power for RVs could be provided  
2 if permitted in order to minimize potential for generator noise; however, if RV generators are  
3 used their use would be prohibited after 8:30 P.M. and before 8:00 A.M.

#### 4 Event Emergency Preparedness and Crowd Control Procedures

5 The CCSC would have a written emergency preparedness plan for small, mid-, and large-sized  
6 events providing staff with the recommended steps for potential emergencies. The emergency  
7 preparedness plan would be subject to Monterey County review and approval. During an  
8 emergency, members and staff would evacuate the Project site via the main gate exiting to Valley  
9 Greens Drive. Emergency exit signs would be posted on all modular trailers along with the  
10 emergency phone numbers and contact information. The event coordinator would have the  
11 emergency numbers for staff and would follow specified procedures for potential emergencies.  
12 If it is necessary to exit large numbers of vehicles from the property as quickly as possible (e.g.,  
13 up to 70 RVs), the “Emergency Exit” off the northeast corner of the property accessing Carmel  
14 Valley Road via a private driveway would be opened.

15 The event capacity of 250 people on-site, including members, staff, vendors, and event  
16 participants, on more than 40 acres of property would result in an average density of  
17 approximately 6.5 persons per acre. During an emergency, the event coordinator with support  
18 from staff would provide necessary crowd control measures as part of their contract with CCSC  
19 to use the venue.

#### 20 **2.4.3.4 Water Use**

21 Two existing wells are located on the Project site and are primarily used for agricultural purposes.  
22 The large well was installed in 1992 and has an estimated capacity of over 600 gallons per minute  
23 (gpm). The small well was installed in 2001 and has an estimated capacity of 200 gpm (C3  
24 Engineering 2013). These wells both draw from the Carmel Alluvial Aquifer (MPWMD 2013).  
25 Overall water use associated with the Project would be approximately 63.4 AFY primarily for  
26 field irrigation (Table 2-4).

27 The MPWMD has recently confirmed that the Owner has riparian rights to this water as well as  
28 the documented reservation for appropriative rights to 96 AFY in the State Water Resources  
29 Control Board (SWRCB) Decision 1632, Table 13 (Appendix B). In keeping with the Project  
30 Objectives, CCSC is working with the County’s Environmental Health Bureau, MPWMD, and  
31 SWRCB to maintain the Owner’s documented historical right to use water for farming this  
32 property while assuring that conservation measures taken now would not imperil the potential  
33 to return the entire property to full scale organic row crop farming in the future.

1 **Table 2-4. Proposed Water Use at CCSC**

Water Application	Proposed Water Use (AFY)
Domestic	1.97
Reservoir Evaporation	2.44
Irrigation/Agriculture	58.03
Additional Landscaping	0.30
Livestock	0.50
Dog Rinse Stations	0.11
<b>Total Water Use</b>	<b>63.35</b>

2 Source: Monterey County 2013.

3 **2.4.3.5 Emergency Access Plan**

4 CCSC would provide a written emergency  
 5 plan that would remain on-site for use in day-  
 6 to-day operations and be subject to approval  
 7 by the County. The plan would provide staff  
 8 with the recommended steps and chain of  
 9 command for potential emergencies on-site  
 10 (e.g., fire, earthquake, etc.). During  
 11 emergencies, members and staff would use the  
 12 main gate, if accessible, as an emergency exit to  
 13 Valley Greens Drive. Emergency exit signs  
 14 would be posted on all modular trailers along  
 15 with the emergency phone numbers and  
 16 contact information. Further, after hours  
 17 emergency numbers would be on file with the  
 18 County Fire Department, Sheriff, and CCSC’s private security firm.



19 **2.4.3.6 Lighting**

20 Minimally required down-lit path and security lighting is planned for member and parking areas  
 21 during operating hours, when required. In general, lighting would be turned off by 9:00 P.M.,  
 22 with the exception of event days that include overnight stays.

23 **2.4.3.7 Solid Waste Management**

24 Solid waste generated at the Project site, including dog waste and recyclable materials collection,  
 25 would be disposed of under a contract with Waste Management. Dog manure would be collected  
 26 as produced and deposited in specially marked impermeable containers. A manure management  
 27 plan for composting and/or disposal of any significant quantity of manure that may be produced  
 28 in livestock concentration areas would be developed and implemented as required by the  
 29 Monterey County Environmental Health Bureau.

### 1    **2.4.3.8      Noise Restrictions**

2    Membership agreements would require dog owners to control barking and staff members would  
3    be trained to intervene if any member or guest allows persistent barking to occur. Penalties for  
4    non-compliance would include immediate expulsion and loss of membership.

## 5    **2.5 Project Construction**

### 6    **2.5.1      Project Construction Phases**

7    Site preparation and development of the CCSC is expected to occur over two phases. Phase I,  
8    which would begin immediately following the issuance of the permit for the proposed Project,  
9    would occur over a two month period and would include:

- 10        • Reconfiguring the main entrance and installing new automatic gates;
- 11        • Completing underground utilities for modular trailers;
- 12        • Completing the new septic system and domestic water system;
- 13        • Completing visual screening along sensitive property lines;
- 14        • Installing on-site fencing for training and livestock; and
- 15        • Completing grading and grass turf on seven-acre member training areas.

16    Phase II, which would begin as funding becomes available, would also occur over two months,  
17    and would consist of:

- 18        • Siting the modular office, clubhouse, and restroom trailers;
- 19        • Completing the irrigation reservoir and irrigation systems; and
- 20        • Completing landscape, pathway, and emergency lighting.

21    The area and volume of grading in Phases I and II would include 6,253 cubic yards (CY) or less,  
22    which would be balanced on-site.

### 23    **2.5.2      Construction Staging Area and Equipment**

24    Construction equipment and materials would be staged within the Project site when not in use.  
25    A specific staging area within the site has not been designated. A Construction Management Plan  
26    (CMP) would be required as a condition of Project approval; it would generally require  
27    equipment and personnel parking areas, as well as hours of operation.

28    Equipment necessary to complete Phase I activities would include earth moving equipment,  
29    water trucks, construction employee vehicles, agricultural tractors, and discs. Earth moving and  
30    paving equipment would be used for the construction of the front gate entrance during Phase I.  
31    During paving, there would be one paver and one asphalt delivery truck. Concrete work would

1 consist of one to two ready-mix concrete trucks. A backhoe would also be used for digging  
2 underground (e.g., trenching for utilities). Similar equipment would be required to complete  
3 Phase II activities; however, fewer pieces of heavy equipment would be necessary and would  
4 primarily be related to the towing and placement of modular buildings and the completion of the  
5 irrigation system.

6 Deliveries of construction materials (e.g., base rock and asphalt for the front entrance  
7 improvements) would use Highway 1 or Highway 68/Laureles Grade to Carmel Valley Road to  
8 Valley Greens Drive depending on the source locations for materials. As described in Section  
9 2.5.3.2, *Site Preparation and Grading*, there would be no import or export of graded soil. Rather soil  
10 would be balanced on-site, with the excavated material from the reservoir used to level adjacent  
11 areas within the Project site. The delivery of materials would occur during working hours and  
12 would avoid the A.M. or P.M. peak traffic hours.

### 13 **2.5.3 Workforce and Schedule**

14 During Phase I and Phase II of construction, construction staff would range between two to eight  
15 employees working Monday through Friday from 8:00 A.M. to 4:30 P.M.

### 16 **2.5.4 Site Preparation and Grading**

17 Site preparation would be minimal and would largely be associated with the clearing of existing  
18 agricultural fields and disturbed vegetation on-site. The site is gently sloped, trending south  
19 toward the Carmel River. Grading of approximately 6,253 CY would be required for the irrigation  
20 reservoir. Minor grading may be required to site modular facilities on level pads, in areas of  
21 proposed permeable pavements, and to trench required water and sewage systems. Excavated  
22 materials, particularly prime soils, would remain on the Project site and would be redistributed  
23 to level areas proposed for modular facilities or permeable pavements or would be spread across  
24 the approximately 32 acres of the Project site designated for agricultural production. All grading  
25 would be balanced on-site. No permanent concrete foundations are proposed.

### 26 **2.5.5 Installation of Modular Facilities and Fencing**

27 The built facilities at CCSC would be temporary and would not include structural foundations.  
28 The modular office and clubhouse would be towed to the Project site and sited for long-term  
29 parking in the appropriate location. Similarly the modular restroom and storage facility would  
30 also be temporary structures either towed to the site or constructed on-site. The restrooms and  
31 storage facility would be placed similar to the clubhouse. Additionally, the office, clubhouse, and  
32 restroom facilities would be connected to proposed new plumbing from the existing small  
33 groundwater well on-site. This would require minor trenching for piping. Similarly, these  
34 facilities would also tie into a newly proposed septic system and leach field, which would be  
35 located between the restroom and the clubhouse and office.

1 In addition to these facilities, the Project would install fencing to partition exercise and training  
2 areas. The Project would leave in place approximately 3,000 feet of eight-foot tall food safety  
3 fencing surrounding the Project site with the exception of areas near the front gate, where fencing  
4 with a natural cedar finish would be placed along the existing fence line. Approximately 3,837  
5 feet of four-foot tall black vinyl-covered chain link fencing would surround each of the designated  
6 member training areas within the northwestern portion of the Project site. Each of these fences  
7 would require holes of approximately 2 to 3 feet deep for installation of each fence post.

### 8 **2.5.6 Parking and Permeable Pathways Design**

9 The only impervious surfaces associated with the Project would include the four modular  
10 facilities, the reservoir, and the sidewalks, totaling approximately 57,081 square feet (i.e., 1.31  
11 acres). Given that the Project site is relatively flat with a gentle slope toward the river and that  
12 most of the remaining 47.3 acres of the site would remain as permeable surfaces, runoff from  
13 these surfaces would still be able to infiltrate into the ground within the site boundary. All other  
14 areas would be vegetated by irrigated grass fields or agricultural fields or overlaid by a permeable  
15 surface. Approximately 2.21 acres of permeable parking lots and 1.5 miles of permeable walking  
16 pathways would be installed on the Project site. Permeable materials for Project construction  
17 include permeable base rock and wood chips. Construction would include minor leveling of the  
18 surfaces, as well as placement of paving materials.

### 19 **2.5.7 Impervious Surfaces and Runoff**

20 No stormwater infrastructure is proposed. Runoff at the Project site would remain as currently  
21 exists, with most storm water infiltrating either the vegetated or permeable surfaces. Any surface  
22 runoff would continue to flow to the Carmel River.

## 23 **2.6 Alternatives to the Project**

24 As required by the California Environmental Quality Act (CEQA), this Environmental Impact  
25 Report (EIR) considers a range of reasonable alternatives to the Project or to the location of the  
26 Project, which would feasibly achieve most of the basic objectives of the Project (refer to Section  
27 1.2, *Project Objectives*) but would avoid or substantially lessen significant effects of the Project.  
28 State CEQA Guidelines dictate that an EIR shall “describe a range of reasonable alternatives to  
29 the project, or to the location of the project, which would feasibly attain most of the basic  
30 objectives of the project but would avoid or substantially lessen any of the significant effects of  
31 the project, and evaluate the comparative merits of the alternatives” (Section 15126.6[a]).

32 An EIR need not consider every conceivable alternative to a project. Rather, it must consider a  
33 reasonable range of potentially feasible alternatives that will foster informed decision-making  
34 and public participation. An EIR is not required to consider in detail alternatives that are  
35 infeasible or that would not attain most of the basic objectives of the project (Section 15126.6[f]).  
36 Further, an EIR need not consider an alternative with an unlikely or speculative potential for

1 implementation or an alternative that would result in effects that cannot be reasonably  
2 ascertained (Section 15126.6[f][3]).

3 The lead agency is responsible for selecting a range of project alternatives for examination and  
4 must publicly disclose its reasoning for selecting those alternatives. Section 15126.6(a) of the  
5 CEQA Guidelines also states that “there is no ironclad rule governing the nature or scope of the  
6 alternatives to be discussed other than the rule of reason” (*Citizens of Goleta Valley v. Board of*  
7 *Supervisors* [1990] 52 Cal.3d 553 and *Laurel Heights Improvement Association v. Regents of the*  
8 *University of California* [1988] 47 Cal.3d 376.).

9 The alternatives selected for analysis include:

10 *No Overnight RV Parking/Camping Alternative* - This alternative evaluates Project impacts  
11 without the 70 RV campsites and associated overnight campers during event weekends. This  
12 alternative would not fully accomplish all of the Project Objectives outlined in Section 1.2,  
13 *Project Objectives*; however, it could reduce potential resource impacts.

14 *No Special Events Alternative* - This alternative would consist of site improvements and  
15 operation of a canine sports center, as described in Section 2, *Project Overview*; however,  
16 eliminate special events as a component of the Project. Similar to the “No Overnight RV  
17 Parking/Camping Alternative” this alternative would not fully accomplish all of the Project  
18 Objectives outlined in Section 1.2, *Project Objectives*; however, it could reduce potential  
19 resource impacts.

20 *No Project Alternative* - Required by CEQA, this alternative would include no changes or  
21 modifications to the existing setting at the Project site. Section 15126 (e) (1) of the State CEQA  
22 Guidelines requires consideration of a no project alternative to allow decision-makers to  
23 compare the impacts of approving the proposed Project with the impacts of not approving  
24 the proposed Project. This is particularly important where Project implementation would  
25 result in unavoidable and significant impacts. The No Project Alternative defines existing  
26 conditions at the time the Notice of Preparation is published. It defines what would  
27 reasonably be expected to occur if the project were not approved based on current regulations  
28 and the existing setting.

29 The presentation of each alternative in Chapter 7.0, *Alternatives* consists of a brief description of  
30 the alternative itself followed by an analysis of potential impacts and a comparison to those  
31 impacts associated with the Project. This allows reviewers and decision makers to determine the  
32 general significance of impacts (if any) associated with the alternative and their relative severity  
33 when compared to those associated with the Project. Any substantial new mitigation measures  
34 not included in the analysis of Project impacts are also briefly described.

## Cumulative Projects Scenario

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1  
2

3 State CEQA Guidelines define cumulative impacts as “two or more individual effects that, when  
4 considered together, are considerable or which compound or increase other environmental  
5 impacts.” The Guidelines further state that the individual effects can be various changes related  
6 to a single project or the change involved in a number of other closely related past, present, and  
7 reasonably foreseeable future projects (Section 15355). This EIR examines cumulative effects  
8 using a list of past, present, and probable future projects producing related or cumulative  
9 impacts, including, if necessary, those projects outside the control of the agency (Section 15130).  
10 In addition, where appropriate, this section accounts for additional source documents that  
11 address regional and local trends and projections. The combined references provide for a more  
12 comprehensive analysis of cumulative effects than what would be captured using only a  
13 cumulative projects list.

14 The analysis of cumulative impacts contained in this EIR includes the impacts of the proposed  
15 Project plus all other pending or approved projects within the affected area for each resource. The  
16 affected environment for most of the resource areas analyzed in this EIR was determined to be  
17 limited to within five miles of the Project Area. Table 3-1 contains a list of pending and approved  
18 projects within the project vicinity. The approximate locations of the projects listed in Table 3-1  
19 are shown in Figure 3-1. The findings of the proposed Project’s contribution to potential  
20 cumulative impacts are summarized in each resource section.



1 **Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity**

Map Key	Project Name	Address	Description	Status
1	Lombardo Land Group (Rancho Cañada Village Specific Plan) (PLN040061)	Near 4860 Carmel Valley Drive in Carmel, Monterey County, California	A Combined Development Permit for the creation of a 281-unit, sustainable mixed-use residential neighborhood on 40 acres, 2.5-acres of neighborhood parks, and 39 acres of open space.	Complete / Processing EIR
2	Traffic Improvement Plan – Carmel Valley (	Carmel Valley Area, Carmel Valley Road and State Highway One	A public improvement program that includes a specified list of road improvements along Carmel Valley Road and Laureles Grade within the Carmel Valley Master Plan Area in Monterey County, proposed amendments to the Carmel Valley Master Plan, consideration of several interim improvement options for one intersection, a change in LOS standard for one segment, and a proposed update of traffic impact fees to pay for the proposed improvements through collection of fees from new development.	In Preparation
4	Heritage Development (PLN060603)	27070 Rancho San Carlos Rd, Carmel	Combined Development Permit consisting of: 1) a Minor Subdivision to allow the subdivision of three lots of 20.69 acres, 20.78 acres and 62 acres (total 103.2 acres) into a 4 lot subdivision of 10.4, 11.9, 20.1 and 60.8 acres; 2) a Use Permit to allow the removal of 20 protected Coastal live oak trees; 3) a Use Permit for development on slopes greater than 30%; and 4) an Administrative Permit and Design Approval for development in a Design Control and Site Plan District for a 100,000 gallon water storage tank and grading (approximately 45,000 cubic yards cut and 45,000 cubic yards fill).	Approved / Condition Compliance

**Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity (Continued)**

Map Key	Project Name	Address	Description	Status
5	Green Meadows Inc. (Quail Lodge Golf Course) (PLN140126)	8000 Valley Greens Dr, Carmel, CA 93923	Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.	Under Construction
6	Carmel Rio Road (PLN140089)	26500 Val Verde Drive, Carmel, CA 93923	Zoning Ordinance Amendment of Section 21.14.050 by adding a clarification that allows an exception to exceed 4 units/acre on a lot if it is done to achieve affordable housing pursuant to Policy CV 1.10 in the Carmel Valley Master Plan and a Combined Development Permit consisting of a standard subdivision of a 7.92 acre property to allow the development of 31 units including 24 single family lots and one parcel with seven inclusionary units and Administrative Permit and Design Approval for development in the "S" (Site Control) and "D" (Design Control) zoning districts.	Complete
7	Carmel Valley Ranch (CVR) Expansion (PLN140130)	1 Old Ranch Road, Carmel Valley, CA	Combined Development Permit consisting of : 1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 144 units to 181 units (37 units); 2) Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) Design Approval for the understorey (crawl-space) conversion of existing structures (Building 18 - units 211A, 214LB, 215A, 215B; Building 19 - units 206A, 206B, 210A; Building A - units 140L, 140LB,	Under Construction

**Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity (Continued)**

Map Key	Project Name	Address	Description	Status
8	Stemler Minor Subdivision (PLN130904)	10265 Calle del Robles Road, Carmel Valley, CA	141L, 142L; Building B - 152L, 153L, 154L, 155L, 156L; Building C - Units 158L, 159L, 160L, 161L; Building D - 176L, 177L; Building G - units 163L, 164L, 165L, 166L, 167L). Project will require the removal of 12-15 (8" -10") planted Redwood trees and grading of approximately 640 cubic yards. A total of 28 parking spaces will be added to the site as well. Colors and materials to match existing.	Incomplete
9	Loan Portfolio 8 LLC (PLN130909)	10 Country Club Way, Carmel Valley, CA	Use Permit for the demolition of existing hotel/spa uses (22 units/rooms) and development of a 60-unit resort hotel with restaurant, spa, fitness room and swimming pool.	Application Given-Out
10	Steiny (PLN060638)	25 West Carmel Valley Road, Carmel Valley, CA	Minor Subdivision Vesting Tentative Map to allow the division of one 204.7 acre property into two lots totaling 129.7 acres and 75 acres in size. General Development Plan and Combined Development Permit consisting of: (1) an Administrative Permit and Design Approval to allow one 5,135 square foot commercial retail building (building A) with a 1,558 square foot walking deck and a 2,365 square foot commercial retail building (building B) with a 289 square foot walking deck; (2) a Use Permit and Design Approval to allow four mixed use commercial and residential buildings (buildings C through F) within a commercial district; and a (3) Use Permit to allow the removal of 17 protected Oak trees.	Approved / Condition Compliance

**Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity (Continued)**

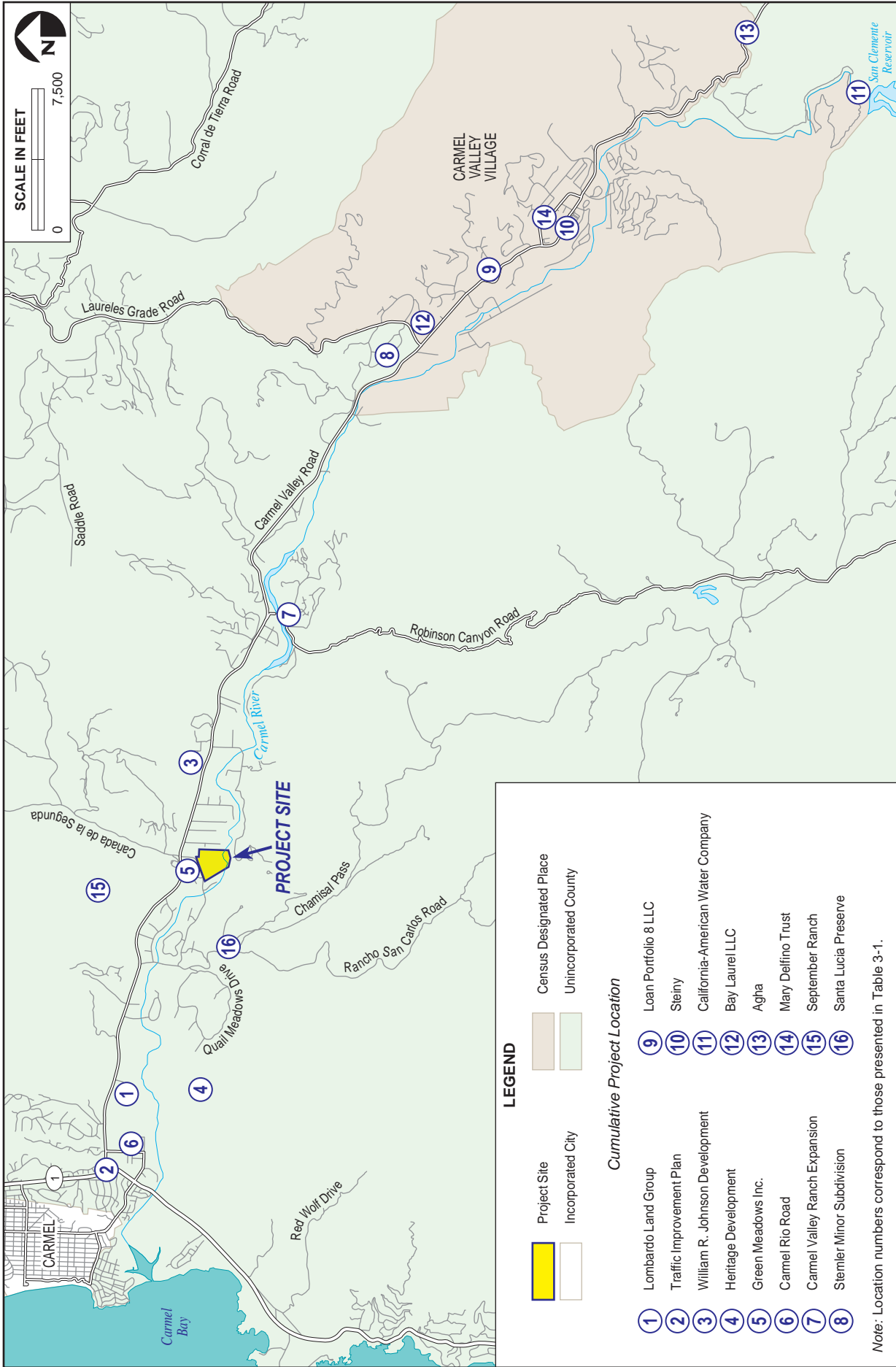
Map Key	Project Name	Address	Description	Status
11	California-American Water Company (San Clemente Dam Removal Project) (PLN110373)	San Clemente Dam Region, at the confluence of the Carmel River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village.	Combined Development Permit consisting of: 1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use Permit for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for development on 25% slopes; and 4) Use Permit for the removal of protected trees.	Under Construction
12	Bay Laurel LLC (PLN020398)	415 Carmel Valley Road, Carmel Valley, CA	Combined development permit consisting of an administrative permit, general development plan and design approval for construction of 16 additional hotel units, and a 3,000 square foot, two-story maintenance, storage and office building at the existing 57-unit Bernardus Lodge. The project includes demolition of two existing structures originally built as single family dwellings, construction of retaining walls and associated grading.	Approved / Condition Compliance
13	Agha (PLN990274)	8767 Carmel Valley Road, Carmel Valley, CA	Combined Development Permit consisting of: 1) a Standard Subdivision Tentative Map of a 50 acre property into 20 lots ranging in size from 1.1 acres to 8.5 acres, including grading for the construction of a 20-foot wide access road, and 2) a Use Permit for development on slopes greater than 25% (access road).	Incomplete
14	Mary Delfino Trust (PLN060276)	Former Carmel Valley Airport Site (APN: )	Combined Development Permit including: 1) Standard Subdivision Vesting Tentative Map for the division of a 30 acre parcel into 18 single family lots ranging in size from 16,000 to 45,000 square feet; one parcel of approximately 38,000 square feet lot for six multi-family units, including six affordable housing units (two very low income, one low income, two moderate	Application Complete

**Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity (Continued)**

Map Key	Project Name	Address	Description	Status
15	September Ranch (PLN050001)	2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Mid-Carmel Valley area (Assessor's Parcel Numbers: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000), Carmel Valley Master Plan.	income and one workforce housing) clustered on a total of 29.63 acres on six parcels; two Open Space parcels of approximately 11 and 3.5 acres and one approximately 2.88 acre Common Space parcel/roads and 3 well lots, 0.12 acres; 2) an Administrative Permit for development in the Site Plan Review ("S") Zoning District; 3) a Use Permit for additional residential units, 4) a Use Permit for development of a 19-connection water system; 5) a Use Permit for Development on Slopes in Excess of 30% slope; 6) a Use Permit for a waste water treatment plant; and 7) a Use Permit for the removal of three or more protected oak trees; and Design Approval. The estimated grading is 15,000 cubic yards cut and 15,000, cubic yards fill.	Approved / Condition Compliance

**Table 3-1. Planned, Pending, and Approved Projects in the Project Vicinity (Continued)**

Map Key	Project Name	Address	Description	Status
			<p>disposal; 2) a Use Permit for the public/commercial use of the equestrian center &amp; stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center caretaker unit/public office, a tract sales office and a security gatehouse. The property is located approximately</p>	



**FIGURE 3-1**

**Cumulative Projects**



1 Chapter 4  
2 **Environmental Impact Analysis**  
3 **and Mitigation Measures**

---

4 This chapter examines the environmental setting, and evaluates the potential significant  
5 environmental impacts of the proposed Carmel Canine Sports Center (CCSC) Project (Project). It  
6 also identifies appropriate mitigation measures for each environmental element discussed in this  
7 Draft EIR.

8 **4.0.1 Environmental Elements Analyzed in the Draft EIR**

9 The scope of this Draft EIR is based on the Project Description outlined in Chapter 2, as well as  
10 comments received during the scoping and Initial Study process, to focus on environmental  
11 issues that could result in potentially significant impacts. This chapter of the Draft EIR addresses  
12 13 environmental resources that were determined to be potentially significant in the Initial Study  
13 and Notice of Preparation (NOP) process. These environmental elements are addressed in the  
14 following sections:

- 15 • Section 4.1, "Aesthetics and Visual Resources"
- 16 • Section 4.2, "Agriculture"
- 17 • Section 4.3, "Air Quality and Greenhouse Gas Emissions"
- 18 • Section 4.4, "Biological Resources"
- 19 • Section 4.5, "Cultural Resources"
- 20 • Section 4.6, "Geology and Soils"
- 21 • Section 4.7, "Hazards and Hazardous Materials"
- 22 • Section 4.8, "Hydrology and Water Quality"
- 23 • Section 4.9, "Land Use and Planning"
- 24 • Section 4.10, "Noise"
- 25 • Section 4.11, "Recreation"
- 26 • Section 4.12, "Transportation and Traffic"
- 27 • Section 4.13, "Utilities and Public Services"
- 28 • Section 4.14, "Effects Not Found to be Significant"

29 Sections 4.1 through 4.14 provide a detailed discussion of the environmental and regulatory  
30 setting, impacts associated with the proposed Project, and mitigation measures designed to  
31 reduce significant impacts where required and when feasible. The residual impacts following the  
32 implementation of any mitigation measures and cumulative impacts also are discussed.

33 Additionally, Chapter 6.0, *Other CEQA Sections*, provides a brief discussion of other CEQA  
34 resource areas and why they were not analyzed as primary environmental elements in this EIR.



## 1 4.0.2 Organization of the Environmental Impact Analysis

2 Each impact analysis section (Sections 4.1–4.13) addresses an environmental resource and  
3 contains the following information for each component of the proposed Project:

- 4 • **Introduction** - Introduces the issue area and provides a general approach to the  
5 assessment.
- 6 • **Existing Setting** - Describes the physical environmental conditions in the Project area as  
7 they relate to the issue in question. According to the State CEQA Guidelines, the  
8 environmental setting normally constitutes the baseline physical conditions by which the  
9 lead agency determines whether or not an impact is significant.
- 10 • **Regulatory Setting** - Summarizes the regulations, plans, and standards that apply to the  
11 proposed Project and relate to the specific issue area in question.
- 12 • **Environmental Impact Analysis** - Discusses the significance criteria, the environmental  
13 impact analysis, and mitigation measures that may be necessary to reduce environmental  
14 impacts and the residual impacts following the implementation of recommended  
15 mitigation measures.
- 16 • **Thresholds of Significance** - Identifies the significance criteria or, where applicable,  
17 the thresholds of significance that will be used to evaluate the proposed Project's  
18 impacts. The criterion or threshold for a given environmental effect is the level at  
19 which the County finds the effect to be significant. The significance criteria can be a  
20 quantitative or qualitative standard or a set of criteria, pursuant to which the  
21 significance of a given environmental effect may be determined (State CEQA  
22 Guidelines, Section 15064.7).
- 23 • **Impact Assessment Methodology** - Outlines the general approach taken in evaluating  
24 the individual environmental resource area. The methodology is laid out to provide a  
25 context for the analysis of impacts.
- 26 • **Project Impacts and Mitigation Measures** - The environmental analysis considers the  
27 proposed Project's potential impacts resulting from short-term construction and long-  
28 term operation of the Project. While the criteria for determining significant impacts  
29 are unique to each issue area, the analysis applies a uniform classification of the  
30 impacts based on the following definitions:
  - 31 ▪ A significant and unavoidable impact would cause a substantial adverse effect  
32 on the environment, and no feasible mitigation measures would be available  
33 to reduce the impact to a less than significant level. (Class I impact)
  - 34 ▪ A less than significant impact with mitigation incorporated would avoid  
35 substantial adverse impacts on the environment through mitigation. (Class II  
36 impact)
  - 37 ▪ A less than significant impact would cause no substantial adverse change in  
38 the environment. (Class III impact)
  - 39 ▪ A beneficial impact would result in the improvement of an existing physical  
40 condition in the environment (Class IV impact).

- 1           ▪ A determination of no impact is given when no adverse changes in the  
2           environment are expected.

3           Based on the above criteria, the environmental impact analysis assesses each issue area to  
4           determine the significance level.

5           This section also identifies mitigation measures for Project impacts that are considered  
6           significant or less than significant with mitigation based on the significance criteria or  
7           thresholds of significance.

- 8           • **Cumulative Impacts** - Identifies and evaluates the contribution of the proposed Project,  
9           in conjunction with other nearby projects, to cumulative impacts within the Project  
10          vicinity. This analysis is based the impacts associated with the proposed Project as well as  
11          anticipated impacts of approved or pending projects identified in Section 3.0, *Cumulative*  
12          *Projects Scenario*.
- 13          • **Residual Impacts** - Identifies the residual impact associated with an environmental  
14          resource area after mitigation measures are applied to minimize those impacts.

1 Chapter 4  
2 **Environmental Impact Analysis**  
3 **and Mitigation Measures**

---

4 This chapter examines the environmental setting, and evaluates the potential significant  
5 environmental impacts of the proposed Carmel Canine Sports Center (CCSC) Project (Project). It  
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13 and Notice of Preparation (NOP) process. These environmental elements are addressed in the  
14 following sections:

- 15 • Section 4.1, "Aesthetics and Visual Resources"
- 16 • Section 4.2, "Agriculture"
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- 18 • Section 4.4, "Biological Resources"
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- 21 • Section 4.7, "Hazards and Hazardous Materials"
- 22 • Section 4.8, "Hydrology and Water Quality"
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- 25 • Section 4.11, "Recreation"
- 26 • Section 4.12, "Transportation and Traffic"
- 27 • Section 4.13, "Utilities and Public Services"
- 28 • Section 4.14, "Effects Not Found to be Significant"

29 Sections 4.1 through 4.14 provide a detailed discussion of the environmental and regulatory  
30 setting, impacts associated with the proposed Project, and mitigation measures designed to  
31 reduce significant impacts where required and when feasible. The residual impacts following the  
32 implementation of any mitigation measures and cumulative impacts also are discussed.

33 Additionally, Chapter 6.0, *Other CEQA Sections*, provides a brief discussion of other CEQA  
34 resource areas and why they were not analyzed as primary environmental elements in this EIR.

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9 lead agency determines whether or not an impact is significant.
- 10 • **Regulatory Setting** - Summarizes the regulations, plans, and standards that apply to the  
11 proposed Project and relate to the specific issue area in question.
- 12 • **Environmental Impact Analysis** - Discusses the significance criteria, the environmental  
13 impact analysis, and mitigation measures that may be necessary to reduce environmental  
14 impacts and the residual impacts following the implementation of recommended  
15 mitigation measures.
- 16 • **Thresholds of Significance** - Identifies the significance criteria or, where applicable,  
17 the thresholds of significance that will be used to evaluate the proposed Project's  
18 impacts. The criterion or threshold for a given environmental effect is the level at  
19 which the County finds the effect to be significant. The significance criteria can be a  
20 quantitative or qualitative standard or a set of criteria, pursuant to which the  
21 significance of a given environmental effect may be determined (State CEQA  
22 Guidelines, Section 15064.7).
- 23 • **Impact Assessment Methodology** - Outlines the general approach taken in evaluating  
24 the individual environmental resource area. The methodology is laid out to provide a  
25 context for the analysis of impacts.
- 26 • **Project Impacts and Mitigation Measures** - The environmental analysis considers the  
27 proposed Project's potential impacts resulting from short-term construction and long-  
28 term operation of the Project. While the criteria for determining significant impacts  
29 are unique to each issue area, the analysis applies a uniform classification of the  
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  - 31 ▪ A significant and unavoidable impact would cause a substantial adverse effect  
32 on the environment, and no feasible mitigation measures would be available  
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  - 34 ▪ A less than significant impact with mitigation incorporated would avoid  
35 substantial adverse impacts on the environment through mitigation. (Class II  
36 impact)
  - 37 ▪ A less than significant impact would cause no substantial adverse change in  
38 the environment. (Class III impact)
  - 39 ▪ A beneficial impact would result in the improvement of an existing physical  
40 condition in the environment (Class IV impact).

- 1           ▪ A determination of no impact is given when no adverse changes in the  
2           environment are expected.

3           Based on the above criteria, the environmental impact analysis assesses each issue area to  
4           determine the significance level.

5           This section also identifies mitigation measures for Project impacts that are considered  
6           significant or less than significant with mitigation based on the significance criteria or  
7           thresholds of significance.

- 8           • **Cumulative Impacts** - Identifies and evaluates the contribution of the proposed Project,  
9           in conjunction with other nearby projects, to cumulative impacts within the Project  
10          vicinity. This analysis is based the impacts associated with the proposed Project as well as  
11          anticipated impacts of approved or pending projects identified in Section 3.0, *Cumulative*  
12          *Projects Scenario*.
- 13          • **Residual Impacts** - Identifies the residual impact associated with an environmental  
14          resource area after mitigation measures are applied to minimize those impacts.

1 Section 4.1  
2 **Aesthetics and Visual Resources**

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3 **4.1.1 Introduction**

4 This section provides an overview of the visual resources in the Project vicinity, with particular  
5 attention to sensitive views from areas adjacent to the Project site. In a semi-rural community,  
6 such as Carmel Valley, visual resources are often related to the natural character of the area, as  
7 well as the developed context of buildings, architectural design, and landscaping. Visual  
8 continuity within a region is often desired or anticipated by viewers. Development that is  
9 incompatible or inconsistent with the agricultural or low-profile character of a semi-rural and  
10 publicly viewable scenic area can be considered disruptive to the existing aesthetic character.

11 This section also addresses the potential for the proposed Project to create visual impacts as  
12 defined by the California Environmental Quality Act (CEQA) and by the applicable Monterey  
13 County (County) visual resource policies, guidelines, and thresholds. This section was developed  
14 using information from the 2010 Monterey County General Plan, the Carmel Valley Master Plan,  
15 and fieldwork and visual observations of the Project site and vicinity (Amec Foster Wheeler  
16 Environment & Infrastructure, Inc. [Amec Foster Wheeler] 2014). The Project vicinity is  
17 considered to have high visual sensitivity and provides the context for the aesthetic and visual  
18 resources impact analysis.

19 **4.1.2 Existing Setting**

20 **4.1.2.1 Regional Setting**

21 The Project site is situated within the  
22 greater Monterey Peninsula in Carmel  
23 Valley. This region of California has a  
24 temperate climate and is generally  
25 characterized by forested  
26 mountainous terrain, hilly grasslands,  
27 and pastoral valleys. Carmel Valley is  
28 a major northwest-southeast trending  
29 valley following the Carmel River and  
30 bounded by the ridges of the  
31 California Coastal Range on each side.  
32 The Carmel River is the principle  
33 water feature in the area and supports  
34 riparian, chaparral, and woodland  
35 habitats. Vegetation within Carmel



*Carmel Valley is renowned its rural setting along the Carmel River framed by scenic hillsides, which are visible from Carmel Valley Road. Development consists primarily low-density residential neighborhoods, commercial centers, and golf courses set among agricultural and open space areas.*

1 Valley is typical of northern temperate regions and is characterized primarily by California oaks,  
2 Monterey pines, and the iconic Monterey cypress tree species. Much of the region is undeveloped;  
3 however, forested patches and grasslands are interrupted by low-density semi-rural  
4 development throughout the valley. Several hiking trails run throughout the area, particularly  
5 along Carmel River and within the several large open space parks. Carmel Valley is also  
6 renowned as one of California's wine-growing regions and a popular tourist destination for wine  
7 and golf enthusiasts.

#### 8 Visual Resources in the Project Vicinity

9 Key visual resources that define the character of Carmel Valley include natural variable  
10 landforms, mountain ridges of the California Coastal Range, the Carmel River and associated  
11 tributaries, and native vegetation. Ridgeline visibility varies from different locations and public  
12 roads according to changing topography in the area. Large regions of Carmel Valley are high-  
13 quality natural landscapes where views are determined by the natural topography and vegetative  
14 masses; however, the Carmel Valley contains a variety of development, including agricultural  
15 fields, semi-rural neighborhoods, small commercial areas, and golf courses. The most prominent  
16 manmade visual resources within the Valley include several landscaped golf courses, including  
17 Quail Lodge Golf Club, Carmel Valley Ranch, and Rancho Canada Golf Club, and vineyards,  
18 such as the Chateau Julien Wine Estate, Boete Winery, and Pelerin Wines. Ongoing development  
19 has the potential to physically alter (i.e., grading) landforms and native riparian vegetation along  
20 the Carmel River, which ultimately affects the visual quality of the Valley (Monterey County  
21 1996).

#### 22 Views of Carmel Valley from the Surrounding Area

23 The scenic qualities of the Carmel Valley are most frequently enjoyed by travelers via scenic  
24 drives along Carmel Valley Road and Laureles Grade corridors. Carmel Valley Road is a County  
25 proposed scenic route and affords prominent views of the Valley (Monterey County 2010). This  
26 road also supports areas of residential and small-scale commercial development on either side of  
27 the road. Carmel Valley Road begins three miles west of the Project site where it intersects with  
28 Highway 1, a State-designated Scenic Highway, and traverses east-west for about 40 miles to the  
29 intersection of Arroyo Seco Road. Carmel Valley Road offers views of Carmel Valley and the  
30 vicinity of the Project site. The Project site is not visible from Highway 1.

31 Visual resources and scenic views of the Carmel Valley are also available from the numerous  
32 hiking trails within Carmel Valley. Garland Ranch Regional Park, located off of Carmel Valley  
33 Road approximately five miles east of the Project site, is a popular hiking destination that  
34 provides over 50 miles of trails. Snivley's Ridge/Sky Loop trail ascends 2,000 feet to the summit  
35 of Snivley's Ridge, the highest point in Garland Ranch Regional Park, where many hikers enjoy  
36 panoramic views of the Carmel Valley.

#### 1    **4.1.2.2    Visual Character of the Proposed Project Site**

2    The Project site is located in an  
3    unincorporated area of the County on  
4    Valley Greens Drive, approximately 3.5  
5    miles east of the City of Carmel and five  
6    miles west of Carmel Valley Village. This  
7    region, including the Project site, is  
8    designated as Visually Sensitive by the  
9    2010 Monterey County General Plan and  
10    Carmel Valley Master Plan (Monterey  
11    County 2010). Both built and natural  
12    features surround the Project site. The  
13    residential neighborhoods located north  
14    and west of the site are typical of the semi-  
15    rural residential enclaves along Carmel  
16    Valley Road. These neighborhoods are  
17    setback from the Project site by fairways and lodges within the Quail Lodge Golf Club, which are  
18    adjacent to the site on the north and west. A small commercial center is located to the north of the  
19    site; while agricultural lands and a small irrigation reservoir owned by the Tehama Water  
20    Company borders the site to the east. Natural features including the Carmel River and densely  
21    forested areas are located to the south. In general, trees and patches of natural vegetation border  
22    the majority of the Project site, and distant woodland hills and grassy meadows surround the site.  
23    Valley Greens Drive near the Project site entrance is lined on both sides with Monterey Pines and  
24    other mature tree species.



*The southern portion of the Project site contains the Carmel River and wooded riparian areas.*

25    The Project site is an approximate 48.6-acre lot that contains generally fallow agricultural fields  
26    that slope gently westwards toward the Carmel River. Ornamental trees are located around the  
27    eastern and western boundaries of the Project site and provide partial screening from the  
28    surrounding roads and land uses. Most of the landscaping on-site is generally characterized by  
29    introduced, ornamental vegetation; however, the area in the southern portion of the site,  
30    including the Carmel River riparian corridor, is densely vegetated and includes native trees and  
31    shrubs.

32    An eight-foot tall deer exclusion fence encloses the majority of the site, including the fallowed  
33    fields; there is no native habitat in any portion of this fenced area. The three-acre ruderal habitat  
34    on the upper terrace between the fence and the Carmel River riparian corridor is primarily  
35    vegetated with a number of non-native invasive species, including a large mature eucalyptus and  
36    a variety of horticultural garden species. Existing development within the Project site consists of  
37    one single-story residence located within the northeastern portion of the Project site and two  
38    centrally located groundwater wells.



## 1 Nighttime Conditions

2 Night lighting in the immediate Project vicinity is very limited and consists primarily of light  
3 sources originating from the surrounding residences, Quail Lodge, and commercial center. In  
4 addition, vehicle headlights from Valley Greens Drive add to the ambient night lighting of the  
5 northern portions of the Project site. The rural and forested nature of Carmel Valley, in  
6 combination with Policy LU-1.12 of the 2010 County General Plan, limits light pollution from  
7 residential and roadway sources in the Project vicinity. Much of the surrounding area to the east  
8 and south contain fewer sources of nighttime lighting; however, the developed areas to the north  
9 and west constitute relatively substantial distant sources of night lighting in the vicinity of the  
10 Project site.

### 11 **4.1.2.3 Views of the Project Site**

12 The majority of views of the Project site are obtained from adjacent roadways, stationary points  
13 in Quail Lodge Golf Course, and from private residences in the nearby residential enclaves. Public  
14 viewing areas from which the Project site is highly visible include Valley Greens Drive, where the  
15 disked fields, deer exclusion fence, and ornamental trees are highly visible. Views of the existing  
16 on-site residential structure are generally obscured by vegetation. Views of the Project site can  
17 also be obtained from more distant roadways, including areas of Lake Place and Poplar Lane.  
18 Views from Carmel Valley Road are predominately shielded by the topography and existing  
19 development and vegetation. The Project site is also visible from private properties located in the  
20 immediate vicinity on roadways to the south of the site, including Wild Boar Run and Valley Hills  
21 Lane. Publicly accessible trails to the south may also provide trail users clear views of the Project  
22 site, especially on Goodrich Trail. No other major public viewpoints, recreation areas, or other  
23 public facilities were identified to have views of the Project site. A description and visual  
24 depiction of existing views of the Project site from key view points in the Project vicinity are  
25 provided in Section 4.1.4.3 below.

### 26 **4.1.2.4 Viewer Groups and Visual Sensitivity**

#### 27 Residents and Hotel Patrons

28 The main viewer group of the Project includes residents and hotel patrons to Carmel Valley. Hotel  
29 patrons at Quail Lodge Golf Club adjacent to the Project site have close-range views of the Project  
30 site, as well as residents in the immediate vicinity of the Project site. There are approximately 35  
31 residences within 500-feet of the Project site. Many of these would have mid-range, partial views  
32 of the Project site.

#### 33 Motorists and Recreational Users

34 Local roadways in the Project area are primarily used by cars, trucks, and motorcycles. Motorists  
35 on smaller, local roadways in this area are generally comprised of residents, while motorists on  
36 Carmel Valley Road would include both local and tourist traffic. At standard roadway speeds,  
37 motorists' views of the Project site from Carmel Valley Road are fleeting and mostly obstructed

1 by topography and vegetation. Motorists on roadways adjacent to the project site would have  
2 longer and more direct views of the surrounding landscape due to slower travel speeds. Motorists  
3 with direct views of the Project site would be sensitive to changes in the Project area, where the  
4 passing landscape may be more familiar to residential users of the local road network.

5 Recreational users within the Project vicinity include hikers using the nearby trails and golfers  
6 using the adjacent golf course. Recreational users would be susceptible to physical changes to the  
7 surrounding landscape, where a change in the quality of visual resources can diminish the  
8 experience for these users. While some privately owned trails are located in proximity of the  
9 Project site, including some within the Santa Lucia Preserve, no public trails are located within  
10 the immediate Project vicinity.

### 11 **4.1.3 Regulatory Setting**

#### 12 **4.1.3.1 State Regulations**

##### 13 California Scenic Highway Program

14 California's Scenic Highway Program preserves and protects designated scenic highway  
15 corridors. The California Department of Transportation (Caltrans) defines a scenic highway as any  
16 freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic  
17 quality. Jurisdictions nominating a scenic highway for official designation must have in place or  
18 adopt ordinances to preserve the scenic quality of the corridor, including policies to preserve  
19 scenic resources through land use regulations, site planning, control of outdoor advertising  
20 (including a ban on billboards), grading, and measures to direct structural design and appearance  
21 (California Streets and Highways Code § 260 et seq.). In the vicinity of the Project site, Highway  
22 1 is a designated State Scenic Highway; however, this highway is approximately four miles west  
23 of the Project site and does not afford views of the site. There are no State Scenic Highways within  
24 the viewshed of the Project site.

#### 25 **4.1.3.2 Local Regulations**

##### 26 Monterey County General Plan, Conservation-Open Space Element (2010)

27 The Monterey County 2010 General Plan, Conservation-Open Space Element guides the County  
28 in long-term conservation and preservation of open space and natural resources while protecting  
29 private property rights. The Conservation-Open Space element incorporates State-mandated  
30 requirements for conservation resources and also addresses scenic resources. Applicable goals  
31 and policies are outlined below:

32 *Goal OS-1: Retain the character and natural beauty of Monterey County by preserving, conserving, and*  
33 *maintaining unique physical features, natural resources, and agricultural operations.*

1           ***Policy OS-1.1:*** *Voluntary restrictions to the development potential of property located in*  
2           *designated visually sensitive areas shall be encouraged.*

3           ***Policy OS-1.2:*** *Development in designated visually sensitive areas shall be subordinate to the*  
4           *natural features of the area.*

5           ***Policy OS-1.9:*** *Development that protects and enhances the County's scenic qualities shall be*  
6           *encouraged.*

7           ***Policy OS-1.10(f):*** *New commercial development and residential subdivisions shall mitigate*  
8           *significant adverse disruption of views from common viewing points on public trails through a*  
9           *variety of strategies including but not limited to the use of appropriate materials, scale, lighting*  
10           *and siting of development.*

11           ***Policy OS-1.12:*** *The significant disruption of views from designated scenic routes shall be*  
12           *mitigated through use of appropriate materials, scale, lighting and siting of development.*

13           ***Goal OS-5:*** *Conserve listed species, critical habitat, habitat and species protected in area plans; avoid,*  
14           *minimize and mitigate significant impacts to biological resources.*

15           ***Policy OS-5.5:*** *Landowners and developers shall be encouraged to preserve the integrity of*  
16           *existing terrain and natural vegetation in visually sensitive areas such as hillsides, ridges and*  
17           *watersheds.*

18           ***Goal LU-1:*** *Promote appropriate and orderly growth and development while protecting desirable existing*  
19           *land uses.*

20           ***Policy LU-1.12:*** *All exterior lighting shall be unobtrusive and constructed or located so that only*  
21           *the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site*  
22           *glare is fully controlled. Criteria to guide the review and approval of exterior lighting shall be*  
23           *developed by the County in the form of enforceable design guidelines, which shall include but not*  
24           *be limited to guidelines for the direction of light, such as shields, where lighting is allowed.*

## 25           Carmel Valley Master Plan

26           The Carmel Valley Master Plan aims to preserve the region's rural character and area's scenic and  
27           visual resources to avoid incompatible development, and to encourage improvements and  
28           facilities that complement the region's natural scenic assets. The Project site is located within a  
29           visually sensitive area as designated by the Carmel Valley Master Plan. The following goals and  
30           policies are applicable to the Project:

31           ***Policy CV-1.8:*** *Cluster development:*

32                   *b. shall be used to protect visible open space in sensitive visual areas or to protect natural*  
33                   *resources*

1           c. *adjacent to vertical forms, although preferable to development in open spaces, will be*  
2           *considered in light of the visual sensitivity of the building site*

3           e. *may be permitted only where it will result in the preservation of visible open space and is*  
4           *in compliance with other applicable policies*

5           ***Policy CV-1.20:*** *Design (“D”) and site control (“S”) overlay district designations shall be applied*  
6           *to the Carmel Valley area. Design review for all new development throughout the Valley, including*  
7           *proposals for existing lots of record, utilities, heavy commercial, and visitor accommodations, but*  
8           *excluding minor additions to existing development where those changes are not conspicuous from*  
9           *outside of the property, shall consider the following guidelines:*

10           b. *Development either shall be visually compatible with the character of the valley and*  
11           *immediate surrounding areas or shall enhance the quality of areas that have been degraded*  
12           *by existing development.*

13           ***Policy CV-3.7:*** *Areas of biological significance shall be identified and preserved as open space. ...*  
14           *When a parcel cannot be developed because of this policy, a low-density, clustered development (but*  
15           *no subdivision) may be approved on those portions of the land not biologically significant or on a*  
16           *portion of the land adjoining existing development so that the development will not diminish the*  
17           *visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel*  
18           *is located.*

19           ***Policy CV-6.3:*** *Croplands and orchards shall be retained for agricultural use. When a parcel*  
20           *cannot be developed because of this policy, a low-density, clustered development may be permitted*  
21           *in accordance with the following guidelines:*

22           a. *Development shall be located on portions of the land not in cultivation or on a portion of*  
23           *the land adjoining existing development in a manner that said development will not*  
24           *diminish the visual quality of such parcels.*

## 25   **4.1.4    Environmental Impacts**

### 26   **4.1.4.1    Thresholds for Determining Significance**

27   The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in  
28   nature. Different viewers may have varying opinions and reactions to changes in a viewshed.  
29   This evaluation compares the existing visual characteristics of the Project site and vicinity against  
30   the potential changes in visual characteristics that could result from implementation of the  
31   proposed Project.

## 1 CEQA Guidelines

2 Significance thresholds for potential impacts to aesthetics and visual resources were determined  
3 based upon the 2014 State CEQA Guidelines, Appendix G. The proposed Project would have a  
4 significant impact on aesthetics and visual resources if it would:

- 5 • Have a substantial adverse effect on a scenic vista;
- 6 • Substantially degrade the existing visual character or quality of the site and its  
7 surroundings;
- 8 • Substantially damage scenic resources, including, but not limited to, trees, rock  
9 outcroppings, and historic buildings within a state scenic highway; or
- 10 • Create a new source of substantial light or glare, which would adversely affect day or  
11 nighttime views in the area.

### 12 **4.1.4.2 Impact Assessment Methodology**

#### 13 Overall Methodology for Identifying Adverse Visual Impacts

14 In general, a number of factors are considered in the evaluation of a region's existing visual  
15 resources and quality and of the potential for one or more visual impacts to occur from  
16 development. Among these are visual quality, viewer sensitivity, and viewer exposure. They are  
17 combined to create a statement on the *visual impact susceptibility* of the existing landscape/site to  
18 accept change. Each of these factors is given a rating of *low*, *moderate*, or *high*. These factors are  
19 described below:

- 20 • *Visual Quality* is a measure of the overall impression or appeal of an area as determined  
21 by the particular landscape's characteristics.
- 22 • *Viewer Sensitivity* addresses the level of interest or concern of viewers regarding an area's  
23 visual resources and reflects the importance placed on a given landscape based on the  
24 human perceptions of the intrinsic beauty or aesthetic quality of the existing landforms.
- 25 • *Viewer Exposure* considers the number of viewers, the duration of view, the landscape,  
26 the proximity of viewers to the subject landscape, and the presence or absence of screening  
27 features, such as landforms, vegetation, and/or built structures.

28 In addition, the County uses three specific factors in determining the overall significance of  
29 potential impact of development on public viewing areas. These are: 1) vantage points (i.e. where  
30 visibility of a project originates); 2) the bulk and mass of the visible portions of a project; and 3)  
31 duration of visibility.

32 An adverse visual impact occurs within public view when: (1) a project perceptibly changes  
33 existing features of the physical environment so that they no longer appear to be characteristic of  
34 the subject locality or region; (2) a project introduces new features to the physical environment  
35 that are perceptibly uncharacteristic of the region and/or locale; or (3) aesthetic features of the

1 landscape become less visible (e.g., partially or totally blocked from view) or are removed.  
2 Changes that seem uncharacteristic are those that appear out of place, discordant, or distracting  
3 and are visible for longer time periods. The degree of the visual impact depends upon how  
4 noticeable the adverse change may be. The ability to notice adverse changes is a function of  
5 project features, context, and viewing conditions (e.g., angle of view, distance, and primary  
6 viewing directions).

7 Baseline data collection was initiated with a review of existing Project documents and relevant  
8 County visual resource protection policies and standards. Following review of available  
9 documentation, Amec Foster Wheeler conducted field reconnaissance to verify public views  
10 available for the site as identified by the Project Applicant, as well as views available for the  
11 nearest residential neighbors. Four Key Viewing Locations (KVLs) were provided to generally  
12 characterize the site and provide a tool for visual impacts analysis (Figure 4.1-1). A  
13 photosimulation was prepared for three KVLs to model the relative change in aesthetic elements  
14 and overall character of these views as a result of the proposed Project (photo insets, below). The  
15 existing setting for each KVL was compared with the photosimulation to characterize visual  
16 impacts expected to result from implementation of the proposed Project. RVs and potential event  
17 tents were not included within photosimulations as these components would vary in number and  
18 scale for each event and would be limited to 24 days each year. It is important to note that no  
19 camouflage, painting, or other visual mitigation techniques are included in the following visual  
20 analysis. These considerations were excluded in order to assume a worst-case scenario.

#### 21 **4.1.4.3 Visual Impact Analysis**

##### 22 Key Viewing Location Analysis

##### 23 *KVL 1: Valley Greens Drive*

24 This KVL represents the view of the Project site while traveling west on Valley Greens Drive.  
25 Valley Greens Drive receives an annual average daily traffic of approximately 1,300 vehicles in  
26 the vicinity of the Project site (Central Coast Transportation Consulting 2014; see Section 4.12,  
27 *Transportation and Traffic*). The road is used primarily by area residents, hotel patrons, and  
28 visitors, making viewer sensitivity high. The foreground views of KVL 1 show the roadway  
29 corridor created by the pavement of the two-lane road, with unobstructed views of green lawns  
30 and fairways and the Quail Lodge Golf Club facilities to the north. Ornamental trees and  
31 landscaped shrubs are dotted throughout the greenery, and partial mid-range views of the  
32 rooftops of residences on Lake Place can be seen.

33 Direct foreground and mid-range views of the Project site are available looking south from KVL  
34 1, making viewer exposure high. Roadside trees and vegetation in the foreground provide a  
35 partial visual barrier for the Project site. Most of the roadside trees consist of pines that average  
36 20 feet in height, and shrubs extending 30 to 60 feet in length in some places. Vegetation west of  
37 the site entrance is considerably denser, blocking views into the Project site. The eight-foot deer



**FIGURE 4.1-1**

**Key Viewing Locations**

1 exclusion fence separates the Project site from the road. Beyond the vegetation and fence are the  
 2 fallowed agricultural fields covered in grass and other low groundcover. Distant views of the  
 3 forested hillside behind the Project site are highly visible when looking south. The hillside terrain  
 4 that surrounds this area is also visible from all sides of this KVL. These features contribute to the  
 5 high visual quality.

6 With implementation of the Project, views of the Project site from this KVL would be altered with  
 7 the paving of the site entrance and installation of a new gate, additional visual screening,  
 8 construction of modular office trailers, and RVs and vehicle parking facilities as proposed. The  
 9 most prominent change from this KVL would be the addition of visual screening along Valley  
 10 Greens Drive. A six-foot wooden fence, hedging, and climbing vines would be installed on the  
 11 northern boundary of the Project site to augment the existing vegetation and shield the proposed  
 12 parking areas and office facilities from view. The fence and additional vegetation would block  
 13 views into the Project site; however, views into the Project site may still be visible from the site  
 14 entrance, stretching approximately 350 feet east, where existing vegetation is sparser.



*KVL 1: View from Valley Greens Drive looking south towards the Project site. The existing view (left) shows fallowed fields beyond the deer exclusion fence and roadside vegetation. With implementation of the proposed Project, visual screening with a 6-foot wooden fence, climbing vines and additional vegetation would shield views into the Project site.*

15 Within this KVL, the roofline of the proposed modular structures would be visible from behind  
 16 the proposed visual screening. The proposed member clubhouse and office modular structures  
 17 located near the northern boundary on Valley Greens Drive would be 11.5 feet in height and  
 18 would be partially visible behind the six-foot proposed visual screening. The proposed restroom  
 19 and storage facilities would be set back approximately 280 feet from Valley Greens Drive, with  
 20 northern elevations reaching 13.5 feet at the highest point. While this may be partially visible  
 21 from within this KVL, the setback from the road along with visual screening additions would  
 22 substantially limit visibility.

23 RV parking during event days is located southeast of the site entrance and set back approximately  
 24 280 to 600 feet from Valley Greens Drive. RVs typically range between 10 and 14 feet in height;  
 25 RVs contain a maximum allowable height of 14.0 feet in the State of California (AAA 2012). Events  
 26 that include overnight stays would allow RV parking for up to 70 RVs. While setbacks and visual  
 27 screening would partially block views of the RVs, the tops of the RVs would be visible from this  
 28 KVL.



1 With inclusion of the visual screening, proposed facilities, and RV parking during up to 24 days  
 2 each year, distant views of the forested hillside to the south would remain visible and would not  
 3 obstruct views of the hilltops or distant ridgeline from this KVL. Overall impact to this KVL  
 4 would be moderate.

5 *KVL 2: Poplar Lane*

6 This KVL looks east upon the Project site from Poplar Lane. The immediate foreground comprises  
 7 the fairways of the golf course, as well as several Monterey pine trees along the road and within  
 8 the fairways, averaging approximately 40 feet in height. The Project site is within mid-range  
 9 views where the eight-foot deer exclusion fence and the northern part of the Project site are visible  
 10 through the trees. As the Project site gently slopes west, it is very slightly elevated above the  
 11 grade of Poplar Lane.

12 Poplar Lane is a residential cul-de-sac. Views from this KVL also include existing residences.  
 13 Views are considered to be of moderate to high visual quality as the KVL overlooks the  
 14 maintained landscapes of the golf course fairways. Viewer sensitivity is anticipated to be high, as  
 15 traffic on Poplar Lane is primarily local residents who are likely to value views within their  
 16 neighborhood.



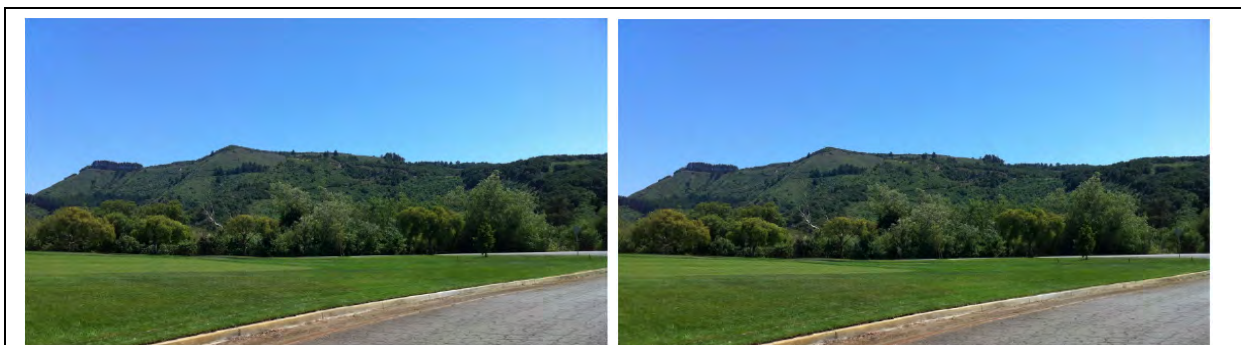
17 Under the proposed Project, new visual screening consisting of a 6-foot wooden fence and  
 18 additional vegetation would partially screen views into the Project site from the KVL. Other  
 19 proposed Project features would generally be shielded from view by the proposed visual  
 20 screening, existing surrounding vegetation, and the distance of over 1,000-feet from Poplar Lane  
 21 to the nearest proposed modular structures and RV parking area. Modular structures and RVs  
 22 during event days may be slightly visible over to top of visual screening. Overall potential impact  
 23 severity for this KVL would be low to moderate.

1 *KVL 3: Lake Place*

2 This KVL is on Lake Place, looking south toward the Project site. The residential neighborhood  
 3 on Lake Place is within the Quail Lodge Golf Club. Golf fairways and greens are seen from both  
 4 sides of the street in the foreground, which is landscaped with green shrubs and trees  
 5 approximately 20 feet tall. Topography from this KVL is gently sloped southward so that the  
 6 residences sit at a slightly higher grade than Valley Greens Drive and the Project site. The mid-  
 7 range view consists of Valley Greens Drive, and, as a result, vehicles may be a part of the KVL.  
 8 In the background are the vegetated hills that surround the area.

9 Views of the Project site are barely visible beyond the dense vegetation along Valley Greens Drive  
 10 west of the site entrance. Lake Place, similar to Poplar Lane, serves as a residential road used by  
 11 local traffic, but is not a standard route for regional transportation or tourist access. Therefore  
 12 public viewer exposure is low while visual quality remains moderate to high. Viewer sensitivity  
 13 is high given the predominant use as a residential neighborhood.

14 Minimal changes would occur within this KVL. The foreground and midrange views of this KVL  
 15 would remain the same. Intermittent distant views of the Project site would be further abated by  
 16 the installation of the visual screening along Valley Greens Drive. No other features of the  
 17 proposed Project would be visible from this KVL. Overall, visual impact severity would be low.



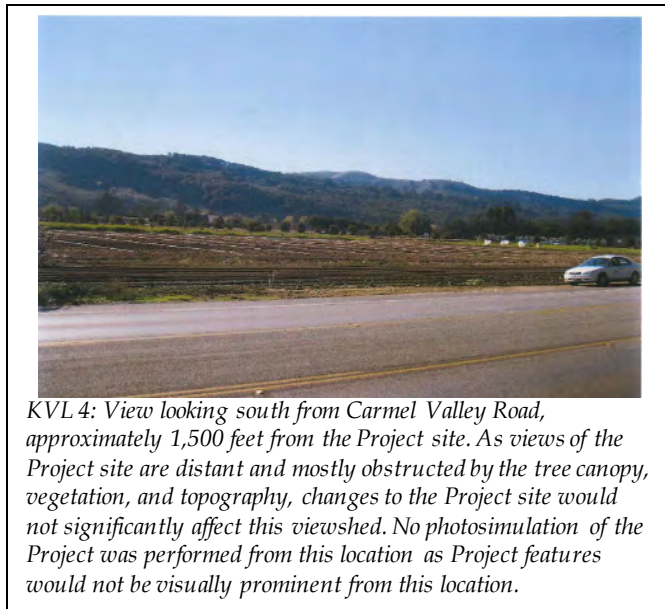
*KVL 3: View looking south towards the Project site from Lake Place. Views of the Project site are barely visible and are predominantly obstructed by vegetation, topography and distance (left). With implementation of the Project, minimal changes would be made to this KVL (right). Portions of the visual screening may be visible.*

18 *KVL 4: Carmel Valley Road*

19 This KVL represents the view looking towards the Project site while travelling west on the  
 20 County's proposed scenic route Carmel Valley Road. The agricultural lands of Earthbound Farm  
 21 to the south make up the foreground. Much of the mid-range and distant views include the  
 22 hillside topography and canopy of trees. The Project site is barely visible from Carmel Valley  
 23 Road, with the exception of distant glimpses of the fallow grassy fields through breaks in between  
 24 the trees.

1 Carmel Valley Road is a heavily travelled roadway, used by visitors and members of the  
 2 community. Carmel Valley Road receives an average daily traffic of approximately 16,340  
 3 vehicles in the vicinity of the Project site. As such, KVL 4 represents views that much of the  
 4 general public and visitors to Carmel Valley would encounter. Given the road’s proposed scenic  
 5 designation by the County, viewer sensitivity and visual quality are high. However, given the  
 6 distance to the Project site from KVL 4 and the existing vegetation that obscures views of the  
 7 Project site, visual exposure is considered low.

8 Changes to this KVL would be minimal as views of the Project site are distant and very limited.  
 9 Proposed changes to the Project site would not be visibly prominent beyond the vegetation.  
 10 Therefore, overall impact severity would be low.



11 **Table 4.1-1. Summary of Key Viewing Location Characteristics**

Key Viewing Location	Visual Quality	Viewer Sensitivity	Viewer Exposure	Visual Impact Severity
KVL 1:	Moderate-High	High	High	Moderate
KVL 2	Moderate-High	High	Low	Low-Moderate
KVL 3	Moderate-High	High	Low	Low
KVL 4	High	High	Low	Low

12 **4.1.4.4 Project Impacts and Mitigation Measures**

13 **Impact AES-1. Implementation of the proposed Project would adversely affect the existing**  
 14 **visual quality and aesthetic character of the Project vicinity (Less than**  
 15 **significant, Class III).**

16 The Project vicinity is characterized as a semi-rural developed area with residential enclaves  
 17 within a generally forested and pastoral valley. The hillside provides a moderate to high level of

1 visual intactness and unity. Views of the Project site are currently partially screened by existing  
2 vegetation, trees, and topography.

### 3 Construction

4 Site preparation, grading, construction, and installation of the Project components would occur  
5 in two phases, each requiring approximately two months. Construction at the site would be most  
6 visible from KVL 1 along Valley Greens Drive where immediate views are available, and  
7 midrange to distant views from KVL 2 on Poplar Lane. Construction would generally not be  
8 visible from KVL 3, and distant glimpses may be visible at KVL 4. As construction activities  
9 would be temporary, it would not permanently degrade visual quality or aesthetic character of  
10 the site. Therefore, Project construction would result in a temporary change to the visual character  
11 and as such would be *less than significant*.

### 12 Daily Operational Impacts

13 The proposed Project would alter the agricultural character of the site with the development of  
14 modular facilities, parking areas, and member training areas; however, the size, scale and type of  
15 development would be consistent with the surrounding semi-rural character, given the site's  
16 context within an area of low density commercial and residential development that includes the  
17 adjacent Quail Lodge, Baja Cantina Shopping Center, and residential enclaves on Poplar Lane  
18 and Lake Place. The Project proposes visual screening consisting of a six-foot wooden fence and  
19 additional vegetation that would limit most views into the Project site.

20 As stated above, the proposed modular office and restroom structures would be partially visible  
21 behind the visual screening in mid-range views of KVL 1 and some mid-range to distant views  
22 of KVL 2. The Project would be subject to County design review that would ensure consistency  
23 with the semi-rural aesthetic anticipated by residents and members of the public from vicinity  
24 roadways. Further, implementation of the Project would not severely alter or degrade distant  
25 views of the forested ridgelines and hillsides characteristic of the region. Therefore, impacts to  
26 the visual quality and the semi-rural character related to daily operations would be *less than*  
27 *significant*.

### 28 Operational Impacts Associated with Events

29 The Project proposes to host special events up to 24 days per year, some of which would allow  
30 for RV overnight stays. The Applicant anticipates that some events would be single day events  
31 without RV overnight stays, and on instances where overnight events are held over the weekend,  
32 it is unlikely that RV overnight stays would occur on Sunday nights. Further, while the maximum  
33 number of RVs on-site would be 70, the Project proposes to host a mix of large and small events;  
34 the latter of which is anticipated to accommodate less than 20 RVs. Therefore, it is anticipated  
35 that several of the 24 event days would operate at a size well under the maximum capacity of 70  
36 RVs, or would not involve RV overnight stays altogether.

1 As RV overnight stays would be temporary and occur a maximum of 24 nights per year, there  
2 would be no aesthetic impacts associated with RV parking during the large majority of the year.  
3 During events where RV overnight stays are accommodated, RVs would be located in a parking  
4 area set back approximately 280 to 600 feet from Valley Greens Drive. The RV parking area is  
5 sited to minimize visibility from adjacent areas by locating it away from the eastern and western  
6 property boundaries and behind areas with existing screening vegetation along Valley Greens  
7 Drive. The distance from residential roadways and existing screening vegetation along much of  
8 Valley Greens Drive, supplemented with the proposed six-foot wooden fence and proposed  
9 screening vegetation along Valley Greens Drive would limit views of the RVs. RVs would  
10 generally be taller than the proposed visual screening, at least until vegetation has matured over  
11 several years, and as such, the tops of RVs would be partially visible in mid-range views from  
12 KVL 1, and may be visible in distant views from KVL 2. However, proposed visual screening  
13 would limit adverse effects to site's visual quality and aesthetic character; therefore, impacts  
14 would be *less than significant*.

#### 15 Mitigation Measures

16 None required.

#### 17 **Impact AES-2. The proposed Project would result in aesthetic impacts to public views from** 18 **scenic roads and scenic vistas. (Less than significant, Class III).**

19 The Project site is located within a designated visually sensitive area within the Carmel Valley  
20 Master Plan. Distant views of the proposed Project would be slightly visible from Carmel Valley  
21 Road, a County proposed scenic route, as described in KVL 4. Project components in the northern  
22 portion of the site closest to Carmel Valley Road include the stock and herding area, hayfield and  
23 herding area, and paths, all of which are low profile and would not be visually inconsistent in the  
24 existing agricultural landscape. Except for KVL 4, minimal public views of the site would occur  
25 due to distance, vegetation and topography. Within KVL 4, proposed changes to the Project site  
26 would not be visibly prominent beyond the vegetation.

27 Distant views of the site vicinity may be visible from a few recreational trails; however, trails that  
28 may offer these distant views are privately owned and managed, and no public trails are located  
29 within the immediate vicinity of the Project site.

30 Therefore, the Project would be minimally visible from scenic roads or scenic vistas and would  
31 constitute a minor component of the overall viewshed. Therefore, this impact would be *less than*  
32 *significant*.

#### 33 Mitigation Measures

34 None required.

#### 35 **Impact AES-3. Implementation of the proposed Project would introduce a new source of** 36 **nighttime light (Less than significant with mitigation, Class II).**

1 The proposed Project would create a new light source within an area with limited nighttime  
2 lighting; however, the proposed Project would not substantially increase vicinity light sources,  
3 given existing nighttime lighting from the adjacent Quail Lodge Golf Club, the Baja Cantina  
4 Shopping Center, residences on Poplar Lane and Lake Place, and the existing residence within  
5 the Project site.

#### 6 Daily Operational Impacts

7 Implementation of the proposed Project would include security lighting for facilities and down-  
8 lit path lighting for member and parking areas during operating hours. In general, security  
9 lighting and office lighting would be turned off by 9:00 P.M. (refer to Section 2.4.2.6., *Lighting*);  
10 and lighting in parking areas or other operational lighting would be shut off at 8:30 P.M. at the  
11 end of operational hours. The Project does not propose stadium lighting, overhead parking lot  
12 lights, or any other intensive light sources.

13 Impacts associated with Project lighting would be less severe in summer, when sunset times are  
14 between 7:30 P.M. and 8:30 P.M. During this period, only one or two hours of external nighttime  
15 lighting would be needed. During winter, sunset occurs as early as 4:50 P.M., and Project  
16 operations would require four or five hours of external lighting. Much of this external lighting  
17 would be shielded by the proposed visual screening and existing vegetation; however, light  
18 emitting from the Project may be visible from KVL 1 and KVL 2. As the level of light would be  
19 limited and anticipated to be less than other nearby sources, impacts would be *less than significant*.

#### 20 Operational Impacts Associated with Events

21 Events that include overnight stays would add another nighttime light source generated from RV  
22 camping within the designated RV parking area. The degree of this light source would vary  
23 depending on the number and size of RVs. As RV overnight stays would occur less than 24  
24 calendar days per year, light impacts from RVs would not occur throughout the large majority of  
25 the year. Light emitting from the RV parking area would be especially visible from KVL 1;  
26 however the level of light at this KVL would be similar to levels generated by other nearby light  
27 sources. The proposed visual screening and mitigation requiring all external RV lights be turned  
28 off by 8:30 P.M., would assist in decreasing the amount of Project-generated light during events.  
29 Therefore impacts would be *less than significant with mitigation*.

#### 30 Mitigation Measures

31 MM NOI-3 would apply. The Applicant shall prepare a Special Event Management Plan that  
32 would mitigate impacts associated with special event days, including those related to light  
33 sources from RVs. The Special Event Management Plan shall be submitted and approved by  
34 County staff prior to Project construction. The Special Event Management Plan would prohibit  
35 the use of RV external lighting, including but not limited to RV porch lights, after 8:30 P.M. The  
36 event monitor would be responsible for monitoring the use of external RV lighting within the RV  
37 parking area. Annual updates of the Special Event Management Plan, including reports of all

1 complaints relating to RV related light sources, shall be submitted to the County. The County  
2 shall modify event conditions as necessary to address non-performance issues.

#### 3 **4.1.4.5 Cumulative Impacts**

4 None of the cumulative projects, with the exception of modifications to the Quail Lodge Golf  
5 Club, would be located within the same viewshed of the proposed Project. Quail Lodge Golf Club  
6 modifications would consist of changes to the golf course design and water features, but would  
7 not substantially change the visual nature of existing facilities. Therefore, cumulative Projects  
8 would not have the potential to cumulatively affect the visual or aesthetic resources in the  
9 immediate vicinity of the Project site. Overall, development in the Carmel Valley and immediate  
10 vicinity would incrementally increase the cumulative effect of these aesthetic impacts, including  
11 increased nighttime lighting and associated loss of dark skies, but would not constitute a  
12 significant cumulative impact.

#### 13 **4.1.4.6 Residual Impacts**

14 Residual impacts resulting from Project-generated light would include RV light sources during  
15 overnight events. While the Special Event Management Plan would prohibit the use of external  
16 RV porch lights, RVs would still use internal lighting. This would be most visible from KVL 1,  
17 and may be noticeable from other locations within the Project vicinity. Project design and  
18 implementation of MM NOI-3 would reduce external lighting to the extent feasible; therefore  
19 residual impacts would be less than significant.

## Section 4.2

# Agricultural Resources

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### 4.2.1 Introduction

This section identifies and evaluates potential impacts related to agricultural resources from implementation of the proposed Project. It includes a discussion of the existing agricultural resources in the Carmel Valley, with a more focused discussion of agricultural resources on and in the vicinity of the Project site, as well as the applicable regulations and potential impacts that could result from the proposed Project.

### 4.2.2 Environmental Setting

This section discusses the regional and local existing conditions related to agricultural resources in the Project vicinity.

#### 4.2.2.1 Regional Agricultural Production

Monterey County has been an important agricultural center since the 1800s, supplying food and other agricultural products for local, regional, national, and international markets. The Project site is within the Carmel Valley Master Plan Area, which features fertile soil, alluvial plains, and a Mediterranean climate, making it ideal for agricultural production.

In 2013, agriculture in the County had a production value of \$4.38 billion, which represents an increase of 9 percent over the previous year. The crops that make up the largest portions of the County's agricultural economy include strawberries, leaf lettuce, head lettuce, broccoli, and nursery crops. (Monterey County 2013) As of 2010, there were more than 1.3 million acres of agricultural lands in the County, representing more than 60 percent of the total land area – 235,147 acres are identified as Important Farmland and 1,065,698 acres are identified as grazing land by the California Department of Conservation (CADC 2012).

#### 4.2.2.2 Vicinity Agricultural Production

The Carmel Valley is a pastoral river valley in the Santa Lucia range in unincorporated Monterey County. Agriculture in the Carmel Valley primarily consists of small scale operations, including row crops, orchards, and grazing. In the immediate vicinity of the Project site are the Earthbound Organic Farms and the Rana Creek Nursery. Earthbound Organic Farms sells organically grown produce and has interactive garden events, such as a "Cut-Your-Own Herb Garden" event. In addition to the produce grown onsite, Earthbound Organic Farms also sells handmade food products prepared from the harvested produce (Earthbound Farm 2014). Rana Creek Nursery specializes in landscape construction, habitat restoration, and landscape maintenance. Plant products grown at Rana Creek Nursery include bulbs, living roof plants,



1 habitat specific plants, drought resistant plants, and trees, shrubs, and woody perennials (Rana  
2 Creek Nursery 2014). Hacienda Hay and Feed provides livestock supplies, sells produce, and  
3 includes a small petting zoo consisting of an emu, a donkey, goat, chickens, and tortoises.

#### 4 **4.2.2.3 Project Site Agricultural Production**

##### 5 Existing Operations

6 Like much of the Carmel Valley, the Project site has a long history of agricultural production.  
7 With rich soils and water available from the adjacent Carmel River, the site has supported a  
8 variety of crops and uses, including row crops and livestock, such as pigs and cattle. The fields  
9 on the Project site were in continuous use as irrigated row crops before 1912, and by the Owners  
10 since the 1930s. The Owners farmed the property organically since 1947 and were among the  
11 first in the County to have been certified as part of the organic farming movement that began in  
12 the 1970s. Market crops and products produced on the site including many varieties of lettuce,  
13 corn, tomatoes, summer and winter squash, red and white chard, kale, collards, Brussels  
14 sprouts, cucumbers, apricots, plums, pumpkins, and fava beans.

15 An approximately three-acre area in the southern portion of the site was set aside for storage of  
16 equipment and organic fertilizer produced from manure. Non-farming historic uses include  
17 gravel mining operations though precise locations and duration of this use could not be  
18 determined (Nedeff 2014). Ancillary agricultural equipment, irrigation pipes, gravel mining  
19 equipment, and other residual equipment can still be found on the site as evidence of these  
20 historic uses (Nedeff 2014).

21 The Project site was most recently cultivated under lease to Earthbound Farms, which produced  
22 a variety of organic crops, including vegetables, flowers, and herbs. Cultivation and production  
23 of these crops, as well as seasonal activities such as leveling/contouring, disking, tilling, and  
24 fertilizing, require the daily presence of 10 to 30 staff and contract laborers.

25 Since October 2008, the Project site has been primarily fallow, with only general site and fire  
26 maintenance activities occurring, including annual or bi-annual disking of weeds. Recently, an  
27 approximately 8.5-acre portion of the site was planted with turf-grass.

##### 28 Irrigation and Water Supply

29 The Project site currently features two onsite wells equipped with groundwater pumps used for  
30 direct irrigation. There is a partially completed pond onsite that is not currently functional as a  
31 water storage feature for irrigation. The Project site is not served by the local water supplier,  
32 CalAm Water. All water resources used onsite are sourced from the two wells mentioned  
33 above.

34 The assignment of water rights and water use permits is based on historic use, as documented  
35 by the property owner and confirmed by the State Water Resources Control Board (SWRCB) or  
36 the Monterey Peninsula Water Management District (MPWMD). In Order WRO 2003-0014, the

1 SWRCB found the historic water use on the Project site to be 96.0 acre feet per year (AFY);  
2 however, the MPWMD found historic use to be 62.91 AFY. Order WRO 2003-0014 states that the  
3 historic use of 96.0 AFY was determined based on the property owner's well logs, but does not  
4 indicate the time period for these logs (Monterey County 2013). The baseline for this analysis  
5 relies on the protocols used by the SWRCB, as the regulatory agency with the authority to  
6 perfect and issue water rights.

7 Additional discussion regarding irrigation and water supply is provided in Section 4.8,  
8 *Hydrology and Water Quality*.

### 9 Onsite Soils

10 The soil types found on the Project site include Pico fine sandy loam, and Tujunga fine sand,  
11 with frequently flooded Psamments and Fluvents located along the Carmel River. The fenced  
12 agricultural portion of the site consists mostly of Pico fine sandy loam. It is defined as well-  
13 drained and its runoff class is "very low" (Natural Resources Conservation Service 2014).

### 14 Farmland Mapping Status

15 According to the CADC's Farmland Mapping and Monitoring Program (FMMP), the southern  
16 two-thirds of the Project site is identified as Prime Farmland, including areas extending south of  
17 the deer exclusion fence and into the riparian areas along the southern border of the site (CADC  
18 2014). Approximately the northern third of the Project site is identified as urban developed land  
19 (CADC 2014; Monterey County 2011). The Project site is not enrolled in a Williamson Act  
20 contract.

## 21 **4.2.3 Regulatory Setting**

22 The agricultural resources analysis was conducted in conformance with the goals and policies  
23 of State and local regulations, as discussed below.

### 24 **4.2.3.1 State**

#### 25 California Department of Conservation, Division of Land Resource Protection

26 The CADC uses the Natural Resources Conservation Service soil classifications to identify  
27 agricultural lands. Pursuant to the FMMP, these designations are included in the Important  
28 Farmland maps and applied when planning present and future uses for California's agricultural  
29 land resources.

30 The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural  
31 lands and analyze the conversion of these lands. The FMMP looks at agricultural land use and  
32 land use changes throughout California. The minimum mapping unit used by the CADC is 10  
33 acres; parcels that are smaller than 10 acres are absorbed into the surrounding classifications.

1 The list below provides a comprehensive description of all categories mapped by the CADC  
2 (CADC 2010). Collectively, lands classified as Prime Farmland, Farmland of Statewide  
3 Importance, and Unique Farmland are referred to as Farmland.

- 4 • **Prime Farmland.** Farmland that has the best combination of physical and chemical  
5 features and is able to sustain long-term agricultural production. This land has the soil  
6 quality, growing season, and moisture supply needed to sustain high yields. Land must  
7 have been used for irrigated agricultural production at some time during the 4 years  
8 prior to the mapping date.
- 9 • **Farmland of Statewide Importance.** Farmland similar to Prime Farmland but with  
10 minor shortcomings, such as greater slopes or less ability to store soil moisture. Land  
11 must have been used for irrigated agricultural production at some time during the 4  
12 years prior to the mapping date.
- 13 • **Unique Farmland.** Farmland with lesser quality soil that is used for production of the  
14 State's leading agricultural crops. This land is usually irrigated but may include non-  
15 irrigated orchards or vineyards, which are found in some climatic zones in California.  
16 Land must have been used for crops at some time during the 4 years prior to the  
17 mapping date.
- 18 • **Farmland of Local Importance.** Land of importance to the local agricultural economy as  
19 determined by each county's board of supervisors and a local advisory committee.
- 20 • **Grazing Land.** Land on which the existing vegetation is suited to the grazing of  
21 livestock. This category was developed in cooperation with the California Cattlemen's  
22 Association, University of California Cooperative Extension, and other groups interested  
23 in grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- 24 • **Urban and Built-up Land.** Land occupied by structures with a building density of at  
25 least 1 unit to 1.5 acres, or about six structures to a 10-acre parcel. This land is used for  
26 residential, industrial, commercial, institutional, and public administrative purposes;  
27 railroad and other transportation yards; cemeteries; airports; golf courses; sanitary  
28 landfills; sewage treatment facilities; water control structures; and other developed  
29 purposes.
- 30 • **Other Land.** Land not included in any other mapping category. Common examples  
31 include low-density rural developments; brush, timber, wetland, and riparian areas not  
32 suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip  
33 mines and borrow pits; and water bodies smaller than 40 acres. Vacant and  
34 nonagricultural land surrounded on all sides by urban development and greater than 40  
35 acres is mapped as Other Land.

#### 36 Public Resources Code Section 21060.1

37 PRC Section 21060.1 defines agricultural land for the purposes of assessing environmental  
38 impacts under the FMMP. As stated previously, the FMMP was established in 1982 to assess the  
39 location, quality, and quantity of agricultural lands and analyze the conversion of these lands.  
40 The FMMP looks at agricultural land use and land use changes throughout California.

1    **4.2.3.2       Local**

2    The Monterey County General Plan, Carmel Valley Master Plan, and County municipal code  
3    guide the County in long-term conservation and preservation of agricultural resources.  
4    Applicable goals and policies are outlined below:

5    Carmel Valley Master Plan

6    4.2.2 (CV) - *Gardens, orchards, row crops, grazing animals, farm equipment and buildings are part of the*  
7    *heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except*  
8    *on slopes of 30 percent or greater or where it would require the conversion or extensive removal of*  
9    *existing native vegetation.*

10   4.2.3 (CV) - *Croplands and orchards shall be retained for agricultural use. When a parcel cannot be*  
11   *developed because of this policy, a low-density, clustered development may be approved. However, the*  
12   *development should occupy those portions of the land not in cultivation or on a portion of the land*  
13   *adjoining existing vertical forms either on-site or off-site and either natural or man- made, so that the*  
14   *development will not diminish the visual quality of such parcels. In no case shall an overall density exceed*  
15   *one unit per 2 1/2 acres, providing that the development of new residential units are sited on one third of*  
16   *the property or less. Required agriculturally related structures and housing for workers of that parcel may*  
17   *be approved but these too should be placed so as not to diminish the visual quality of the open space.*

18   Monterey County Code

19    16.40.020 - Findings

20    A. *It is the declared policy of the County of Monterey to conserve, enhance, and encourage agricultural*  
21    *operations within the County, and to minimize potential conflict between agricultural and non-*  
22    *agricultural land uses within the County. To implement this policy, the County seeks to provide to the*  
23    *residents of this County proper notification of these policies.*

24    B. *Where non-agricultural land uses, especially residential development, extend into agricultural lands or*  
25    *are located in the vicinity of agricultural lands, agricultural operations may be the subject of nuisance*  
26    *complaints. Such complaints may cause the curtailment of agricultural operations and discourage*  
27    *investments for the improvement of agricultural land to the detriment of the economic viability of the*  
28    *agricultural industry of the County. It is the purpose and intent of this Chapter to prevent the loss to the*  
29    *County of its agricultural resources by limiting the circumstances under which agricultural operations*  
30    *may be considered a nuisance.*

31    C. *This policy can best be implemented by educating residents about the laws protecting agricultural*  
32    *operations and farm operations from conflicts with non-agricultural uses, and by notifying residential*  
33    *users of property adjacent to or near agricultural operations and farm operations of circumstances relative*  
34    *to agricultural activities which may be objectionable to owners and/or users of non-agricultural*  
35    *properties. These potentially objectionable circumstances may include, but are not limited to, the noises,*  
36    *odors, dust, chemicals, smoke, and extended hours of operation that may accompany agricultural*  
37    *operations.*

1 *D. Implementation of the foregoing policies can be strengthened by establishing a dispute resolution*  
2 *procedure that is less formal and expensive than court proceedings and can bring about a resolution of*  
3 *many complaints about agricultural operations.*

## 4 **4.2.4 Environmental Impacts**

5 This section discusses the potential agricultural resources impacts associated with the proposed  
6 Project. The conversion of farmland to non-agricultural uses, along with any potential conflicts  
7 with existing land uses or other agricultural operations, may be considered significant impacts  
8 on agricultural resources.

### 9 **4.2.4.1 Thresholds for Determining Significance**

10 With respect to agricultural resources, applicable sections of Appendix G of the CEQA  
11 Guidelines state that a project would normally have a significant impact on the environment if  
12 it would:

- 13 • Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to  
14 non-agricultural use.
- 15 • Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- 16 • Involve other changes in the existing environment which, due to their location or nature,  
17 could individually or cumulatively result in the conversion of farmland to non-  
18 agricultural use.

### 19 Impact Assessment Methodology

20 In order to assess impacts to agricultural resources, the Project site and vicinity was evaluated  
21 for the range of agricultural soils and operations. Projected uses and development of the  
22 proposed Project were analyzed to determine the extent of agricultural resources that would be  
23 affected.

### 24 **4.2.4.2 Project Impacts and Mitigation Measures**

25 **Impact AG-1. The proposed Project would result in the temporary conversion of 5 acres**  
26 **of Prime Farmland associated with the development of parking areas and**  
27 **temporary structures (Less than significant, Class III).**

28 The proposed Project would convert approximately 5 acres of existing agricultural fields for the  
29 development of the parking areas, site entrance, paths, the 1.2-acre irrigation pond, and  
30 temporary structures. The Project would not require expansion of infrastructure (i.e.,  
31 wastewater lines) or involve other changes that would individually or cumulative result in  
32 conversion of additional farmland within or adjacent to the site. All structures and  
33 infrastructure are designed to be temporary such that upon completion of the life of the Project,  
34 all facilities could be removed and the site could return to organic agricultural production.

1 While the Project development may not preclude future agriculture on the site, potential  
2 reduced water allocation for irrigation may limit water supplies to serve potential future  
3 agricultural operations below quantities historically required for agricultural production.  
4 Implementation of the Project would require 90 cubic yards of grading, which would not  
5 substantially alter the current soil profile and would therefore not adversely affect the soil  
6 quality. Therefore, adverse impacts to agricultural resources would be less than significant.

#### 7 Mitigation Measures

8 None required.

9 **Impact AG-2. The proposed Project would not constitute a permanent conversion and**  
10 **would protect the long-term agricultural viability of the Project site**  
11 **(Beneficial, Class IV).**

12 The proposed Project would maintain over 32 acres of the Project site as irrigated fields planted  
13 generally in hay, grain, pasture crops, fruits and garden flowers, but would add a recreation-  
14 commercial use to the existing agricultural property. Of the approximately 37 acres historically  
15 in cultivation on the site, approximately 5 acres would be temporarily converted to non-  
16 agricultural uses through the development of the parking areas, site entrance, paths, the 1.2 acre  
17 irrigation pond, and temporary structures. All structures and infrastructure are designed to be  
18 temporary such that upon completion of the life of the Project, all facilities could be removed  
19 and the site could return to organic agricultural production. Accordingly, the proposed Project  
20 would not constitute a permanent loss of agricultural land, nor affect the site's long-term  
21 agricultural potential.

22 As described in Section 2.1.1.1., Proposed Training Areas and Agriculture, agricultural  
23 operations would include planting, cultivation and harvest of irrigated crops, as well as raising  
24 sheep, goats, and ducks. Livestock would be rotationally grazed throughout the fenced areas of  
25 the Project site and would be housed in protective enclosures during the night. A livestock  
26 manure management plan would be provided for animal concentration areas (refer to Section  
27 2.4.3.6., Solid Waste Management). Agricultural areas would also be used for herding, training,  
28 and open exercise. All training-related equipment would be removable.

29 The proposed Project would continue agricultural use on the majority of this non-agriculturally  
30 zoned site, adding a temporary, non-agricultural, recreation-commercial use that could provide  
31 a supplemental income stream to maintain or enhance agricultural viability for this site. Given  
32 overall trends towards conversion of agricultural lands to residential or other developed uses,  
33 the proposed Project's continuance of the site's agricultural uses would beneficially protect  
34 agricultural resources in the Carmel Valley. Additionally, because all structures associated with  
35 the proposed Project would be temporary, there would be no permanent loss of agricultural  
36 land and the site could resume organic agricultural production upon completion of the life of  
37 the Project. Therefore, the proposed Project would have a beneficial impact to agricultural  
38 resources.

1    **4.2.4.3       Cumulative Impacts**

2    The proposed Project would add a commercial use to the existing agricultural property, but  
3    would not result in permanent conversion of agricultural land to a non-agricultural use.  
4    Implementation of the cumulative projects identified in Table 3-1 would not result in the  
5    significant conversion of prime agricultural land. Therefore, these projects would not contribute  
6    to a cumulative effect on agricultural resources.

7    **4.2.4.4       Residual Impacts**

8    Implementation of mitigation measure LU-1a would require submittal of a Site Reclamation  
9    Plan to allow the Project site to return to full agricultural uses at the end of the life of the Project  
10   or be consistent with current land use plans, policies, and zoning requirements in place at the  
11   time. With implementation of this mitigation, residual impacts generated by the operation of  
12   the proposed Project would be less than significant.

1  
2  
3

# Section 4.3 Air Quality and Greenhouse Gas Emissions

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4

## **4.3.1 Introduction**

5 This section provides an overview of existing air quality in the Project vicinity. This section also  
6 addresses the potential for the proposed Project to create air quality or greenhouse gas (GHG)  
7 impacts as defined by CEQA, the State CEQA Guidelines, Monterey County plans and policies,  
8 and agency and professional standards. This section was developed using information from the  
9 California Air Resource Control Information, Monterey Bay Unified Air Pollution Control  
10 District (MBUAPCD) Reports, Bay Area Air Quality Management District (BAAQMD), the San  
11 Luis Obispo County Air Pollution Control District (SLOAPCD) and Environmental Impact  
12 Reports (EIRs) for projects in the vicinity. Emission estimations for the proposed Project were  
13 derived from the California Emissions Estimator Model (CalEEMod) Version 2013.2.2 emission  
14 modeling software, which are provided in Appendix C.

15

## **4.3.2 Environmental Setting**

16

### **4.3.2.1 Topography and Meteorology**

17 Monterey County's air quality is influenced by both local topography and meteorological  
18 conditions. The proposed Project would be located in northwestern unincorporated Monterey  
19 County, approximately four miles inland from the where the mouth of the Carmel River  
20 empties into the Pacific Ocean. The terrain consists of a broad pastoral valley between large hills  
21 and slopes. The Project area is in the western Carmel Valley. Although the Project site is not  
22 within the Coastal Zone, the Pacific Ocean has a strong influence on the climate of the Project  
23 site.

24 Prevailing winds from the west blow over the Pacific Ocean pushing cool currents from Alaska  
25 along the West Coast. The southward movement of the current causes a displacement of the  
26 topmost layer of ocean water, which in turn causes the upwelling of cold water from the  
27 underwater canyon in Monterey Bay. These marine and meteorological conditions contribute to  
28 relatively cool temperatures in the region (Western Regional Climate Center [WRCC] 2014).  
29 Maximum summer temperatures on the Monterey Peninsula average in the high 60s (degrees  
30 Fahrenheit), while the average for the Carmel Valley is in the high 70s (degrees Fahrenheit).  
31 Temperatures would be expected to be within the same general range of 60s and 70s degrees  
32 Fahrenheit during the summer months. Occasionally, winds blow in from the east, bringing  
33 with it much higher temperatures reflecting the warmer climate found inland. During winter,  
34 average minimum temperatures are in the low 40s Fahrenheit on the Peninsula and in the high  
35 30s Fahrenheit in Carmel Valley. It would be expected that average minimum winter



1 temperatures at the Project site would be within the general range of 30s and 40s (degrees  
2 Fahrenheit) (WRCC 2014).

3 The Monterey Peninsula experiences an average rainfall of 19.7 inches per year while Carmel  
4 Valley experiences an average of 17.5 inches per year. Most of this precipitation occurs between  
5 November and April, though fog is common in the summer months (WRCC 2014).

#### 6 **4.3.2.2 Sensitive Receptors**

7 Some people are considered more sensitive to air pollutants than others, including those with  
8 pre-existing health problems, those who are close to the emissions source, or those who are  
9 exposed to air pollutants for long periods of time. Land uses such as primary and secondary  
10 schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air  
11 quality because the very young, the elderly, and the infirmed are more susceptible to  
12 respiratory infections and other air quality-related health problems than the general public.

13 The Project area is located adjacent to a golf course and residential community, a small  
14 commercial center, a single family dwelling, and a Tehama Water Company irrigation reservoir.  
15 Of these receptors adjacent to the Project area, only the residential use would be considered a  
16 sensitive receptor. The single family dwelling is located within the Project area, which houses  
17 the ranch manager for the Project site. The residential areas associated with the golf course have  
18 a substantial buffer from the Project site provided by the golf course fairways, vegetation, and  
19 area roads. The distance between these residences and potential parking areas for the Project  
20 range from 500-1,500 feet. Although the golf course is a recreational use, it is not a concentrated  
21 recreational use (e.g., a youth sports field) and is therefore not considered a sensitive receptor.  
22 Additional sensitive receptors in the vicinity of the Project area are listed in Table 4.3-1 below.

23 **Table 4.3-1. Sensitive Receptors of Air Quality**

<b>Address</b>	<b>Type of Receptor</b>	<b>Distance</b>
8193 Valley Green Drive	Residence	100 feet
Lake Place Homes	Residential	500 feet
Poplar Lane Homes	Residential	700 feet
River Place Homes	Residential	2,000 feet
St Philip's Lutheran Church, 8065 Carmel Valley Rd.	Church	1 mile
All Saints' Day School, 8060 Carmel Valley Rd.	School	1 mile
Sanctuary Bible Church, 8340 Carmel Valley Rd.	Church	1.10 miles
Carmel Valley High School, 27335 Schulte Rd.	School	1.10 miles
Carmelo Child Development Center, 8460 Carmel Valley Rd.	School	1.25 miles
Congregation Beth Israel, 5716 Carmel Valley Rd.	Church	1.3 miles
Del Mesa Carmel Community, 500 Del Mesa Carmel Rd.	Senior Residence	1.35 miles
Hacienda Carmel Community, 1000 Hacienda Carmel Rd.	Senior Residences	1.4 miles
Pacific Meadows Community, 5313 Carmel Valley Rd.	Senior Residences	1.6 miles

1 Odors

2 The Project site is currently fallowed and produces no odors. Historically, the site has been used  
 3 for organic agriculture, which likely produced odors commonly associated with materials  
 4 typically used for agricultural production such as manure, organic fertilizers, and composting.

5 **4.3.2.3 Existing Emissions in the Vicinity of the Project Site**

6 Monterey County, along with Santa Cruz County and San Benito County, make up the North  
 7 Central Coast Air Basin (NCCAB), which is regulated by the MBUAPCD. The MBUAPCD is  
 8 required to monitor air pollutant levels to ensure that air quality standards are met and, if they  
 9 are not met, to develop strategies to meet the standards. The NCCAB is in attainment for all  
 10 National Ambient Air Quality Standards (NAAQS) and for all California Ambient Air Quality  
 11 Standards (CAAQS) except O<sub>3</sub> and PM<sub>10</sub> (Table 4.3-2). The primary sources of ozone (O<sub>3</sub>) and  
 12 respirable particulate matter (PM<sub>10</sub>) in the NCCAB are automobile engine combustion. To  
 13 address exceedance of these CAAQS, the MBUAPCD has developed and implemented several  
 14 plans including the 2005 Particulate Matter Plan, 2007 Federal Maintenance Plan, 2008 Air  
 15 Quality Management Plan (AQMP), and the 2012 Triennial Plan Revision to the 2008 AQMP.

16 **Table 4.3-2. Monterey County Attainment Status to National and California**  
 17 **Ambient Air Quality Standards**

Pollutant/Standard	Monterey County Attainment Status	
	NAAQS	CAAQS <sup>1</sup>
Ozone (O <sub>3</sub> )	Attainment/Unclassified <sup>3</sup>	<b>Nonattainment</b> <sup>2</sup>
Carbon Monoxide (CO)	Attainment/Unclassified	Attainment
Nitrogen Dioxide (NO <sub>2</sub> )	Attainment/Unclassified <sup>5</sup>	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Attainment <sup>6</sup>	Attainment
Respirable Particulates (PM <sub>10</sub> )	Attainment	<b>Nonattainment</b>
Fine Particulates (PM <sub>2.5</sub> )	Attainment/Unclassified <sup>4</sup>	Attainment

18 <sup>1</sup> State designations based on 2009 to 2011 air monitoring data.

19 <sup>2</sup> Effective July 26, 2007, the ARB designated the NCCAB a nonattainment area for the State ozone  
 20 standard, which was revised in 2006 to include an 8-hour standard of 0.070 parts per million (ppm).

21 <sup>3</sup> On March 12, 2008, EPA adopted a new 8-hour ozone standard of 0.075 ppm. In April 2012, EPA  
 22 designated the NCCAB attainment/unclassified based on 2009-2011 data, with a design value of  
 23 0.070 ppm.

24 <sup>4</sup> In 2006, EPA revised the 24-hour standard for PM<sub>2.5</sub> from 65 to 35 µg/m<sup>3</sup>. In 2009, EPA designated  
 25 the NCCAB as attainment/unclassified.

26 <sup>5</sup> In 2011, EPA indicated it plans to designate the entire state as attainment/unclassified for the 2010  
 27 NO<sub>2</sub> standard. Final designations have yet to be made by EPA.

28 <sup>6</sup> In June 2011, the ARB recommended to EPA that the entire state be designated as attainment for  
 29 the 2010 primary SO<sub>2</sub> standard. Final designations have yet to be made by EPA.

30 Nonattainment pollutants are highlighted in **Bold**.

31 Source: MBUAPCD 2013.

32 The primary sources of air pollutants in the Project area are vehicle traffic on surrounding  
 33 residential roads and the larger transportation corridor, Carmel Valley Road. Emissions from  
 34 these activities include carbon dioxide (CO<sub>2</sub>), nitrogen oxides (NO<sub>x</sub>), Reactive Organic Gases  
 35 (ROGs), carbon monoxide (CO), Sulfur Dioxide (SO<sub>2</sub>), and particulates from fossil fuel

1 combustion. Because of Carmel Valley's meteorological situation, it is susceptible to air  
 2 pollution generated by both local sources and from outside sources. Atmospheric inversions  
 3 tend to aggravate pollution problems created primarily by automotive emissions (Monterey  
 4 County 1996).

#### 5 **4.3.2.4 Ambient Air Quality**

6 Air quality monitoring is performed through a network of ambient air monitoring stations. All  
 7 stations measure ozone and PM<sub>10</sub> levels, and ambient temperature. Other criteria pollutants are  
 8 measured inconsistently throughout the monitoring network. The nearest monitoring station to  
 9 the Project site is the Carmel Valley monitoring station (CARB # 27550) at 34 Ford Road,  
 10 approximately 7.6 miles from the Project site. This station monitors O<sub>3</sub>, PM<sub>2.5</sub>, wind speed, wind  
 11 speed direction, and atmospheric temperature. The closest monitoring station for CO, nitrogen  
 12 dioxide (NO<sub>2</sub>), and PM<sub>2.5</sub>, is the Salinas #3 station (CARB # 27554) located at 855 E. Laurel Dr.,  
 13 approximately 17 miles away. This station also monitors wind speed, wind direction, and  
 14 atmospheric temperature (California Air Resources Board [CARB] 2011). Maximum values for  
 15 air pollutants at the monitoring stations from 2010 to 2012 are summarized in Table 4.3-3,  
 16 including the number of exceedances over the state standard.

17 **Table 4.3-3. Ambient Air Quality Data at Vicinity Monitoring Stations**

	O <sub>3</sub> , ppm		PM <sub>10</sub> , µg/m <sup>3</sup>	CO, ppm		NO <sub>2</sub> , ppm
	Worst 1-Hour	Worst 8-Hour	Worst 24-Hours	Worst 1- Hour	Worst 8-Hour	Worst 1-Hour
2010	0.077	0.070	39.0	--	0.76	0.036
No. of Exceedances (State)	0	0	0	--	0	0
2011	0.068	0.064	18.0	--	0.99	0.040
No. of Exceedances (State)	0	0	0	--	0	0
2012	0.072	0.060	--	--	1.39	.042
No. of Exceedances (State)	0	0	--	--	0	0
2013	0.072	0.068	--	--	--	0.042
No. of Exceedances (State)	0	0	--	--	--	0

18 Notes: ppm = parts per million

19 µg/m<sup>3</sup> = micrograms per cubic meter

20 -- Indicates data was not available

21 Ozone measurements were made at the Carmel Valley station; PM<sub>10</sub>, CO, and NO<sub>2</sub> measurements  
 22 were made at the Salinas #3 station.

23 Source: CARB 2014.

#### 24 **4.3.2.5 Greenhouse Gases and Global Climate Change**

25 Scientific consensus has identified human-related activities as the source of GHG emissions  
 26 attributable to global climate change. These emissions are primarily in the form of CO<sub>2</sub>. GHGs  
 27 are substances that trap heat in the atmosphere and regulate the Earth's temperature. Human  
 28 activities most frequently associated with GHG emissions include transportation, utilities (e.g.,

1 power generation and transport), industry / manufacturing, agriculture, and residential uses  
2 (California Energy Commission [CEC] 2005; California Regional Assessment Group 2002).

### 3 **4.3.3 Regulatory Setting**

#### 4 **4.3.3.1 Federal Regulations**

5 Clean Air Act. The federal Clean Air Act (CAA) of 1970 directs attainment and maintenance of  
6 the NAAQS. The 1990 Amendments to this Act included new provisions that addressed air  
7 pollutant emissions affecting local, regional, and global air quality. The U.S. Environmental  
8 Protection Agency (USEPA) is responsible for implementing the Clean Air Act and establishing  
9 the NAAQS for criteria pollutants. These seven criteria pollutants include CO, NO<sub>x</sub>, O<sub>3</sub>, SO<sub>2</sub>,  
10 PM<sub>10</sub>, PM<sub>2.5</sub>, and Lead (Pb). Other air pollutants of concern include toxic air contaminants  
11 (TACs) or hazardous air pollutants (HAPs), including in particular diesel particulate matter,  
12 generated from the operation of diesel engines (e.g., trains, equipment, truck, etc.). Table 4.3-4  
13 lists the current federal and state standards for criteria pollutants. A more detailed discussion of  
14 individual pollutants can be found in Appendix C.

15 Data collected at permanent monitoring stations are used by the USEPA to classify regions as  
16 “attainment” or “nonattainment,” depending on whether the regions met the requirements  
17 stated in the primary NAAQS. Nonattainment areas are imposed with additional restrictions as  
18 required by the USEPA.

19 Federal Regulation of Climate Change. The U.S. Supreme Court ruled in *Massachusetts v*  
20 *Environmental Protection Agency*, 127 S.Ct.1438 (2007), that carbon dioxide and other GHGs and  
21 pollutants must be regulated under the CAA if USEPA determines they pose an endangerment  
22 to public health and welfare. At this time, however, no federal legislation or regulations have  
23 been enacted specifically addressing GHG emissions reductions and climate change.

24 Air Quality Management Plan (AQMP). Under the provisions of the CAA, USEPA requires each  
25 state that has not attained the NAAQS to prepare an AQMP, a separate local plan that  
26 addresses how federal standards are to be met. The MBUAPCD Governing Board adopted the  
27 2008 AQMP in August 2008, and the Triennial Plan Revision in April 2013. Proposed projects in  
28 the Basin are to be evaluated for conformity with the provisions of the 2013 Triennial Plan  
29 Revision. A more detailed discussion of the AQMP can be found in Appendix C.

1 **Table 4.3-4. Current Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary Standards	California Standards
Ozone (O <sub>3</sub> )	8-Hour	0.075 ppm (2008 std)	0.070 ppm
	1-Hour	--	0.09 ppm
Carbon Monoxide (CO)	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide (NO <sub>2</sub> )	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide (SO <sub>2</sub> )	24-Hour	0.14 ppm	0.04 ppm
	3-Hour	0.5 ppm	--
	1-Hour	0.075 ppm	0.25 ppm
Respirable Particulate Matter (PM <sub>10</sub> )	Annual	--	20 µg/m <sup>3</sup>
	24-Hour	150 µg/m <sup>3</sup>	50.0 µg/m <sup>3</sup>
Fine Particulate Matter (PM <sub>2.5</sub> )	Annual	12 µg/m <sup>3</sup>	12 µg/m <sup>3</sup>
	24-Hour	35 µg/m <sup>3</sup>	--
Lead (Pb)	Rolling 3-Month Average	0.15 µg/m <sup>3</sup>	1.5 µg/m <sup>3</sup>
	30 Day Average	--	--
	3-Month Average	--	0.15 µg/m <sup>3</sup>

2 Notes: ppm = parts per million  
3 µg/m<sup>3</sup> = micrograms per cubic meter  
4 std = standard  
5 -- = Not applicable  
6 Source: CARB 2013.

### 7 **4.3.3.2 State Policies and Regulations**

8 California Air Resources Board (CARB). The CARB is responsible for incorporating air quality  
9 management plans for local air basins and established the CAAQS. Comparing the criteria  
10 pollutant concentrations in ambient air to the CAAQS determines state attainment status for  
11 criteria pollutants in a given region. CARB has jurisdiction over all air pollutant sources in the  
12 state; it delegated responsibility for stationary sources to local air districts and retained  
13 authority over emissions from mobile sources.

14 California Clean Air Act (CCAA). The CCAA went into effect on January 1, 1989, and was  
15 amended in 1992. The CCAA mandates achieving the health-based CAAQS at the earliest  
16 practical date.

17 California Diesel Fuel Regulations. With the California Diesel Fuel Regulations, the CARB set  
18 sulfur limitations for diesel fuel sold in California for use in on-road and off-road motor  
19 vehicles, including harbor craft and intrastate locomotives.

1 Assembly Bill (AB) 1493. Requires the CARB to define GHG emission standards for cars and  
2 light trucks manufactured after 2009 and is projected to result in an 18 percent reduction in  
3 emissions.

4 Executive Order S-3-05. On June 1, 2005, the Governor of California announced the following  
5 GHG emission reduction targets:

- 6 • By 2010, reduce GHG emissions to 2000 levels.
- 7 • By 2020, reduce GHG emissions to 1990 levels.
- 8 • By 2050, reduce GHG emissions to 80 percent below 1990 levels.

9 AB 32. The California Global Warming Solutions Act of 2006 (AB 32) requires the CARB to  
10 adopt regulations to evaluate statewide GHG emissions, and then create a program and  
11 emission caps to limit statewide emissions to 1990 levels. The program is to be adopted by 2012,  
12 and implemented in a manner achieving emissions compliance by 2020. AB 32 does not directly  
13 amend the California Environmental Quality Act (CEQA) or other environmental laws.

14 Executive Order S-01-07. Enacted on January 18, 2007, this Order requires that a statewide goal  
15 be established to reduce the carbon intensity of the California's transportation fuels by at least  
16 10 percent by 2020, and that a low carbon fuel standard for transportation fuels be established  
17 for California.

18 Senate Bill 97. Senate Bill 97 (SB 97) was signed into law on August 24, 2007, and states that a  
19 failure to analyze the GHG impacts in CEQA documents prepared for transportation and levee  
20 projects funded by Propositions 1b and 1e would not result in a violation of CEQA. This GHG  
21 evaluation provision remained in place until 2010. By enacting the requirements of SB 97, the  
22 state acknowledged that climate change analysis is to occur in conjunction with the CEQA  
23 process. The bill also requires the Office of Planning and Research to develop CEQA Guidelines  
24 for the mitigation of GHG emissions or the effects of GHG emissions by July 1, 2009.

25 Senate Bill 375. Senate Bill 375 (SB 375), signed into law on October 1, 2008, sets guidelines for  
26 local governments and other stakeholders for regional actions to achieve reduction of GHG  
27 emissions through integrated development patterns, improved transportation planning and  
28 policy measures. SB 375 requires CARB to develop, in consultation with metropolitan planning  
29 organizations (MPOs), passenger vehicle GHG emissions reduction targets for 2020 and 2035 by  
30 September 30, 2010. It sets forth a collaborative process to establish these targets, including the  
31 appointment by CARB of a Regional Targets Advisory Committee to recommend factors to be  
32 considered and methodologies for setting GHG emissions reduction targets. SB 375 also  
33 provides incentives for streamlining CEQA Guideline requirements by reducing CEQA  
34 requirements for certain development projects that are consistent with regional plans that  
35 achieve the targets.

1 CARB Resolution No. 07-54. CARB Resolution No. 07-54 establishes 25,000 metric tons of GHG  
2 emissions as the threshold for identifying the largest stationary emission sources in California  
3 for purposes of requiring the annual reporting of emissions.

4 Senate Bill x1-2. Senate Bill x1-2 (SB x1-2) was signed into law in 2011. The law creates a three-  
5 stage compliance period for electricity providers to meet renewable energy goals, with the  
6 ultimate goal that California will generate 33 percent of its electricity from renewable energy by  
7 2020.

### 8 **4.3.3.3 Local and Regional Policies and Regulations**

#### 9 Monterey Bay Unified Air Pollution Control District

10 As a responsible agency under CEQA, the MBUAPCD is required to monitor local air pollutant  
11 levels to ensure that air quality standards are met and, if they are not met, to develop strategies  
12 to meet the standards.

#### 13 Monterey Bay Unified Air Pollution Control District's 2012 Triennial Plan Revision to 14 the Air Quality Management Plan

15 This revision to the AQMP focuses on attainment of the state ozone standard and is an  
16 assessment and update to the MBUAPCD 2008 AQMP. It describes the ambient air quality  
17 setting and the existing monitoring network within the Air Basin as well as existing measures  
18 that serve to control ozone emissions and the MBUAPCD's emissions reduction strategy.

#### 19 Monterey Bay Unified Air Pollution Control District CEQA Air Quality Guidelines 20 (2008)

21 MBUAPCD's adopted CEQA thresholds of significance provide criteria and recommended  
22 procedures to evaluate the significance of a project's impacts upon air quality in the NCCAB.  
23 These guidelines address both construction and operational thresholds for criteria pollutants,  
24 but do not specify a threshold for greenhouse gas emissions.

#### 25 Monterey County General Plan

26 The proposed Project is subject to the following policies from the Monterey County General  
27 Plan, which apply to air quality emissions:

28 *Goal OS-10: Provide for the protection and enhancement of Monterey County's air quality without*  
29 *constraining routine and ongoing agricultural activities.*

30 *Policy OS-10.6: The MBUAPCD air pollution control strategies, air quality monitoring, and*  
31 *enforcement activities shall be supported.*

32 *Policy OS-10.7: Use of the best available technology for reducing air pollution emissions shall be*  
33 *encouraged.*

## 4.3.4 Environmental Impacts

### 4.3.4.1 Thresholds for Determining Significance

#### Air Quality

According to Appendix G of the state CEQA Guidelines, a project is considered to have a potentially significant adverse impact with regard to air quality if it would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; and/or
- Create objectionable odors affecting a substantial number of people.

Table 4.3-5 lists the significance thresholds recommended by the MBUAPCD for emissions generated by construction and operation of projects within the NCCAB.

**Table 4.3-5. MBUAPCD Air Quality Significance Thresholds**

Mass Daily Thresholds		
Pollutant	Construction Thresholds	Operation Thresholds
NO <sub>x</sub>	137 lbs/day	N/A
VOC	137 lbs/day	N/A
PM <sub>10</sub>	82 lbs/day (on-site)	82 lbs/day
PM <sub>2.5</sub>	N/A	N/A
SO <sub>x</sub>	150 lbs/day	N/A
CO	550 lbs/day	N/A
Pb	N/A	N/A

\*District-approved dispersion modeling can be used to refute (or validate) this determination of significance if direct emissions would not cause an exceedance of State PM<sub>10</sub> AAQS.

VOC = volatile organic compounds

Source: MBUAPCD 2008.

#### Greenhouse Gases

Pursuant to the requirements of SB 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions in March 2010. These guidelines are used in evaluating the cumulative significance of GHG emissions from the proposed Project. According to the adopted CEQA Guidelines, impacts related to GHG emissions from the proposed Project would be significant if the Project would:



- 1 • Generate greenhouse gas emissions, either directly or indirectly, that may have a  
2 significant impact on the environment; and/or
- 3 • Conflict with an applicable plan, policy or regulation adopted for the purpose of  
4 reducing the emissions of greenhouse gases.

5 The 2014 CEQA Guidelines do not establish a quantitative threshold of significance for GHG  
6 impacts; instead, lead agencies have the discretion to establish such thresholds for their  
7 respective jurisdictions. In Monterey County, the Greenhouse Gas Thresholds and Supporting  
8 Evidence prepared by the San Luis Obispo County Air Pollution Control District (SLOAPCD) in  
9 2012 is typically used as a guideline for evaluating GHG emissions for CEQA documents within  
10 Monterey County (MBUAPCD 2014). The threshold established by the SLOAPCD is 10,000  
11 metric tons (MT)/year for stationary sources, or 1,150 MT/year or 4.9 MT Service Population  
12 (SP)/year (residents +employees). This stationary source threshold is consistent with the  
13 threshold established by the BAAQMD, the Sacramento Metropolitan Air Quality Management  
14 District, and Santa Barbara County standards.

15 Therefore, a proposed project would have a significant impact related to GHG emissions if the  
16 project would:

- 17 • Generate more than 10,000 MT of equivalent carbon dioxide (CO<sub>2</sub>e) per year; or
- 18 • Generate 4.9 MT SP per year.

19 It should be noted that no air district has the power to establish definitive thresholds that will  
20 completely relieve a lead agency of the obligation to determine significance on a case-by-case  
21 basis (South Coast Air Quality Management District [SCAQMD] 2008). Additionally, SLOAPCD  
22 requires that construction emission of a project be amortized over the life of a project and added  
23 to the operational emissions.

#### 24 **4.3.4.2 Impact Assessment Methodology**

25 Impacts to air quality were assessed according to existing conditions at the Project site,  
26 estimates of construction emissions based on number, type, and duration of equipment used  
27 during construction activities, and estimates of operational and maintenance emissions based  
28 on energy usage.

#### 29 **4.3.4.3 Project Impacts and Mitigation Measures**

30 **Impact AQ-1. The proposed Project would not generate significant construction or**  
31 **operational emissions and would be consistent with the Monterey Bay**  
32 **Unified Air Pollution Control District's air quality management plans and**  
33 **guidelines (Less than significant, Class III).**

34 Construction of the proposed Project facilities would involve transport of construction materials  
35 and workers, moderate grading (6,253 cubic yards [CY] or less), and use of towing equipment  
36 and moveable cranes. Construction would be divided into two phases: Phase I would include

1 reconfiguring the main entrance, completing underground utilities, installing fencing, and  
 2 constructing a new septic system and domestic water system; and Phase II includes siting the  
 3 modular office, clubhouse and restroom trailers, completing the irrigation reservoir and  
 4 irrigation systems, and completing landscape, pathways, and emergency exits. Phase I and  
 5 Phase II would require two months each, for a total of four months of construction. Vehicles  
 6 and equipment used would generate short-term air pollutant emissions, particularly CO and  
 7 NO<sub>x</sub>, associated with exhaust from heavy construction vehicles, as well as particulate matter  
 8 (PM<sub>10</sub> and PM<sub>2.5</sub>) in the form of fugitive dust (Table 4.3-6). Short-term construction emissions  
 9 would not exceed applicable thresholds for criteria pollutants.

10 **Table 4.3-6. Unmitigated Maximum Daily Estimated On-Site Emissions from**  
 11 **Construction (lbs/day)**

Project Phase	CO	ROG	NO <sub>x</sub>	PM <sub>10</sub> *	PM <sub>2.5</sub>	SO <sub>x</sub>
Grading	50.84	6.78	79.05	8.83	6.17	0.06
Paving	14.98	2.61	25.18	1.41	1.30	0.02
Construction	18.74	3.66	30.03	2.12	2.0	0.03
<b>Overall Construction</b>	<b>84.56</b>	<b>13.05</b>	<b>134.26</b>	<b>12.63</b>	<b>9.47</b>	<b>0.11</b>
Thresholds of Significance <sup>1</sup>	550	137	137	82	--	150
<b>Above Thresholds</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>--</b>	<b>No</b>

12 lbs/day = pounds per day

13 \*PM<sub>10</sub> is the only pollutant identified with a threshold of significance for construction. Other thresholds  
 14 included in the table are identified for operation but will be used as a threshold in this analysis for  
 15 construction as well, since there are no other thresholds identified.

16 <sup>1</sup> Source: MBUAPCD 2008 (see Appendix C).

17 Operation of the Project would result in emissions associated with electricity used for modular  
 18 facilities and utilities (i.e., water pumps), employee and member vehicle trips to the site, and  
 19 event traffic-related emissions. Electricity consumed by operation of proposed modular facilities  
 20 and utilities would be supplied by Pacific Gas & Electric Company via existing transmission  
 21 infrastructure. This electricity use would incrementally increase demand on existing power  
 22 production and transmission infrastructure, but would not require an expansion of any existing  
 23 power plant or other source that would increase overall emissions. Additionally, where  
 24 possible, solar powered lighting would be used. Because electricity used for operations would  
 25 not typically be generated on-site, operational on-site emissions would be negligible.

26 A total of eight full-time staff would be required to be present at the Project site during normal  
 27 operation and vehicle trips associated with the transport to and from the facility for work  
 28 would be expected daily. Daily, non-event use of the CCSC facility is anticipated to include up  
 29 to 100 owners/dogs per day. A maximum of 264 vehicular trips are anticipated daily; this  
 30 includes all staff, members, and class attendees. Similar to other membership sport clubs, it is  
 31 anticipated that use would occur throughout the day between operational hours of 7:00 A.M.  
 32 and 8:30 P.M. The proposed Project would host special events up to 24 days throughout the  
 33 year (equivalent to eight 3-day weekends each year). Events would be limited to a maximum of

1 250 participants and guests. The maximum number of trips to and from the Project site during a  
 2 special event is anticipated to be approximately 400 per day.

3 **Table 4.3-7. Unmitigated Maximum Operational Emissions (lbs/day)**

Pollutant	Type of Operation		Thresholds of Significance (lbs/day)	Daily Ops. Above Thresholds?	Annual Ops Above Thresholds?
	Daily Operations (lbs/day)	Annual Operations including Special Events (tons/year)			
CO	3.47	0.64	550	No	No
ROG	44.48	8.11	137	No	No
NO <sub>x</sub>	0.76	0.14	137	No	No
PM <sub>10</sub>	0.33	0.05	82	No	No
PM <sub>2.5</sub>	0.09	0.02	--	--	--
SO <sub>x</sub>	0.0	0.0	150	No	No

4 lbs/day = pounds per day

5 <sup>1</sup> Source: MBUAPCD 2008 (see Appendix C).

6 The proposed Project would not expose sensitive receptors to substantial pollutant  
 7 concentrations and pollutants generated would not generate emissions significant on a regional  
 8 scale. Therefore, the Project emissions for criteria pollutants would be *less than significant*.

### 9 Mitigation Measures

10 No mitigation required.

11 **Impact AQ-2. The generation of dogs and livestock waste on-site would result in less**  
 12 **than significant odors (Less than significant, Class III).**

13 As part of the proposed Project, livestock would be maintained on-site and dogs would be  
 14 present during daytime use hours. The proposed Project would allow for sheep, goats, and  
 15 ducks to be present on the site, with no more than 50 sheep and/or goats on-site at one time.  
 16 Livestock would be rotationally grazed within the fenced areas during the day and housed in  
 17 protective enclosures at night. Presence of animals on-site would result in manure on the  
 18 premises. If manure were allowed to accumulate or if the concentration of animals were  
 19 particularly high, considerable odors could occur. The proposed Project includes a livestock  
 20 manure management program for animal concentration areas (i.e., the fenced enclosures) that  
 21 includes composting and/or disposal of any substantial quantity of manure by Waste  
 22 Management, as required by the Monterey County Environmental Health Bureau (refer to  
 23 Section 2.4.3.6., *Solid Waste Management*). The proposed Project also contains measures intended  
 24 to limit the impacts of dogs present on the site. Dog waste would be collected on the site as it is  
 25 produced at specially marked impermeable dog waste collection receptacles, which would be  
 26 provided at all areas proposed for use by dogs (e.g., the Member Training Areas, open exercise  
 27 area, and riparian picnic area). These receptacles would be regularly serviced and would be

1 disposed of under contract with Waste Management. Additionally MM HYD-1, Manure  
 2 Management Plan, would require that all dog waste is picked up at the end of each day. Given  
 3 that livestock manure and dog waste would be disposed of appropriately and the substantial  
 4 distance between the proposed Project and the potential receptors, potential impacts from odors  
 5 associated with dogs and livestock on the Project site would be *less than significant*.

#### 6 Mitigation Measures

7 No mitigation required. Implementation of MM HYD-1, Manure Management Plan, would  
 8 further reduce the potential odor levels resulting from dog waste.

#### 9 **Impact AQ-3. The proposed Project would not result in significant greenhouse gas** 10 **emissions (Less than significant, Class III).**

11 Construction of the proposed Project would involve transport of construction materials and  
 12 workers, as well as minor grading and excavation. As discussed previously, Monterey County  
 13 typically utilizes the SLOAPCD GHG emissions thresholds, which require that construction  
 14 emissions be amortized over the life of the project and added to the yearly operational  
 15 emissions. It is assumed that the lifetime of the Project is 20 years. Combined operational and  
 16 amortized construction emissions would be 84.4 MT/yr CO<sub>2</sub>e, which is well below the  
 17 threshold of 10,000 MT/yr CO<sub>2</sub>e (Table 4.3-8).

18 **Table 4.3-8. Estimated GHG Emissions from Construction and Operation**

Phase	MT/yr CO <sub>2</sub> e
Grading	1191.2
Paving	429.7
Construction	493.4
Total Construction	52.6
Construction Amortized over 20 years	2.6
Annual operations including 24 special events	81.8
<b>Maximum Operation + Amortized Construction</b>	<b>84.4</b>
Annual Threshold	10,000
<b>Above Thresholds?</b>	<b>No</b>

19 Annual threshold for CO<sub>2</sub>e has not been established for the MBUAPCD. The threshold of 1,100 MT/yr is  
 20 based on what is used by the BAAQMD.  
 21 Source: Amec Foster Wheeler 2014 (see Appendix C).

22 Further, the proposed Project would not conflict with applicable plans, policies, or regulations  
 23 adopted for the purpose of reducing GHG emissions. Therefore, impacts from GHG emissions  
 24 generated by the construction and operation of the Project would be *less than significant*.

#### 25 Mitigation Measures

26 No mitigation measures required.

#### 1   **4.3.4.4       Cumulative Impacts**

2   Construction of the proposed Project may coincide with construction of multiple projects  
3   identified in the cumulative projects list in Chapter 3.0, *Cumulative Projects Scenario*. A number  
4   of these projects would occur in proximity to the Project site with similar development  
5   schedules, making it likely that overlapping individually insignificant air quality impacts could  
6   cumulatively contribute to a more substantial air quality impact in the vicinity. The Project  
7   would contribute to potential cumulative impacts to air quality through an increase in  
8   cumulative construction-related impacts, such as emissions from heavy equipment and  
9   construction vehicles in the immediate vicinity of the projects. Short-term and temporary air  
10  pollutant and GHG emissions from the proposed Project would be generated by construction  
11  activities (e.g., construction equipment, grading, worker commuting, and material delivery).  
12  Due to the small nature of the proposed Project along with the relatively short duration and low  
13  level of disturbance from construction for the proposed Project, the overall contribution to  
14  cumulative air quality impacts from construction would be *less than significant*. Long-term  
15  emissions associated with energy use and patronage would represent an increase in criteria  
16  pollutant emissions and GHG emissions; however, because the total quantity of emissions is  
17  below the threshold, the contribution of the proposed Project would have a *less than significant*  
18  impact on cumulative air quality impacts.

#### 19  **4.3.4.5       Residual Impacts**

20  The proposed Project would not result in any significant impacts to air quality or greenhouse  
21  gas emissions, therefore no mitigations are required. Residual impact would remain less than  
22  significant as described in Impacts AQ-1, AQ-2, and AQ-3. Although the residual GHG impacts  
23  of the Project itself would be less than significant, the cumulative residual affect may be more  
24  substantial since the nature of GHG gas emissions is such that they have a long lifetime once  
25  emitted to the atmosphere, and the geographic range of cumulative projects which they may  
26  contribute is far reaching. However, because the Project would contribute a small amount to  
27  cumulative air pollutant and GHG emissions (Impact AQ-3), it is considered a less than  
28  significant residual impact.

# Section 4.4

## Biological Resources

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### 4.4.1 Introduction

This section describes the vegetation and wildlife at Project site and in the immediate surrounding vicinity, with an emphasis on sensitive habitats, special-status plant and wildlife species, and potential habitat linkages. Potential Project-related impacts to biological resources are analyzed and corresponding mitigation measures to avoid or reduce significant impacts are provided.

This analysis incorporates information from California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), Monterey County, and a Biological Resources Assessment conducted for the proposed Project in February 2014 (Nedeff 2014). Descriptions of the Project site's biological characteristics are incorporated from this study, as well as Federal and State natural resource databases and studies.

### 4.4.2 Existing Setting

#### 4.4.2.1 Regional Setting

Monterey County is characterized by a diversity of unique physical characteristics: highly varied terrain, large elevation range, extensive coastline, broad range of microclimates, and diverse substrate materials. This variability is reflected in the diverse array of plant communities and resident plant and wildlife species (Monterey County 2010).

#### 4.4.2.2 Local Setting

The Project site is located in the Carmel Valley, a pastoral river valley in the Santa Lucia range, in unincorporated Monterey County. The region is drained by the Carmel River and consists of ecosystems including California oak (*Quercus* spp.) woodland, riparian woodland, chaparral, grassland, and savanna. The Carmel River flows the west approximately 36 miles from its headwaters in the Santa Lucia Mountains and empties into Carmel Bay, a State designated Area of Special Biological Significance (State Water Resources Control Board [SWRCB] 2014) located within the federally protected Monterey Bay National Marine Sanctuary (National Oceanic and Atmospheric Administration [NOAA] 2013).

The Project site is located on Carmel River floodplain terraces in lower Carmel Valley approximately 3.5 miles inland from Highway 1. These ancient floodplain terraces contain rich, alluvial soils and historically supported a variety of farming, dairy, and orchard establishments (Cook 1978). Although much of the surrounding areas have been developed for rural residential and commercial uses, including golf courses and shopping centers, some agricultural operations have persisted and are notable for their maintenance of the rural character of Carmel Valley.

1 Historic and ongoing agricultural use and development has altered habitats in the vicinity of the  
 2 Project site; however, the Project site contains or is located near important undeveloped open  
 3 space and native habitat areas, in particular the Carmel River corridor that extends through the  
 4 Project site and flows east to west, the Palo Corona Regional Park located approximately 3.5 miles  
 5 to the west, and Jacks Peak Park located approximately 2.5 miles to the north.

### 6 **4.4.3 Project Site Setting**

7 The 48.6-acre Project site is located along and includes an approximately 0.2-mile segment of the  
 8 Carmel River. The site is bordered by residential, open space, and commercial uses.  
 9 Approximately 37.7 acres of the Project site consists of fallow agricultural fields within the food  
 10 safety fence. The remaining area of the Project site outside of the food safety fence includes  
 11 ruderal upland habitats and high quality riparian habitats along the Carmel River. These ruderal  
 12 upland areas and riparian habitats are discussed in greater detail below.

13 **Table 4.4-1. Summary of Habitat Coverage**

Community Type	Area (acres)
Fallow Agricultural/Disturbed	37.7
Ruderal Upland	5.0
Riparian	5.9
<b>Total</b>	<b>48.6</b>

14 Note: Area calculations are based on GIS data and may not accurately reflect real property acreages.

#### 15 Fallow Agricultural/Disturbed

16 The majority of the Project site consists primarily of disturbed ground that has been used for  
 17 agricultural production. The Project site contains fallow crop fields, access roads, and irrigation  
 18 infrastructure surrounded by an eight-foot tall food safety fence. Existing trees on the Project site,  
 19 including one walnut tree (*Juglans* sp.), one sycamore tree (*Plantus* sp.), and four pear trees (*Pyrus*  
 20 sp.). Ornamental trees and shrubs are also located around the eastern and western boundaries of  
 21 the site and along portions of the northern site boundary. The site has been fallow since 2008, but  
 22 has been disked annually for weed control and fire protection (Nedeff 2014).

#### 23 Ruderal Upland

24 Ruderal upland areas along the Carmel River comprise approximately three acres on the upper  
 25 terrace between the food safety fence and the Carmel River floodplain, as well as approximately  
 26 two acres south of the Carmel River Channel. Upland areas located across the Carmel River  
 27 channel on the south bank of the river are inaccessible when the Carmel River is flowing, with no  
 28 trails to this area from the Project site. The area south of the Carmel River channel was not  
 29 surveyed during the Biological Resources Assessment as this area is not proposed for use or  
 30 development associated with the proposed Project (Nedeff 2014).

1 Upland areas on the north side  
 2 of the Carmel River were most  
 3 recently used for equipment  
 4 storage during agricultural  
 5 operations; however, the area  
 6 includes old structure  
 7 foundations and abandoned  
 8 equipment that were  
 9 associated with historic  
 10 habitation sites, a pig farm, and  
 11 a stream gravel mine. This area  
 12 reflects a long history of  
 13 disturbance with broad, open  
 14 areas covered with imported  
 15 chipped material and abundant  
 16 non-native, annual grasses and  
 17 forbs (Nedeff 2014). This area is  
 18 primarily vegetated with non-



Riparian vegetation along the 0.2-mile segment of the Carmel River that passes through the Project area. This vegetation community constitutes the most high quality habitat within the Project area.

19 native and invasive species, including a very large eucalyptus (*Eucalyptus* sp.) and a variety of  
 20 horticultural garden specimens such as Cape ivy (*Delairea odorata*), periwinkle (*Catharanthus* spp.),  
 21 ice plant (*Carpobrotus edulis*), poison hemlock (*Conium maculatum*), Bermuda buttercup (*Oxalis pes-*  
 22 *caprae*), and French broom (*Genista monspessulana*). Numerous Monterey pine (*Pinus radiata*) and  
 23 Monterey cypress (*Cupressus macrocarpa*) seedlings are also invading; although these species are  
 24 native to the region, neither of these species is in its natural habitat at this location (Nedeff 2014).

25 Despite this historic disturbance and the dominance of non-native species, this area also contains  
 26 well-established native upland tree species, including coast live oak (*Quercus agrifolia*), sycamore,  
 27 and California bay (*Umbellularia californica*). A pocket of oak woodland vegetation occurs along  
 28 the sloping transitional area between the river terrace at the elevation of the farm fields and the  
 29 riparian floodplain below. Typical riparian plant species also occur along the toe of this slope.

### 30 Riparian

31 The Carmel River lower riparian bench and contemporary floodplain are densely vegetated with  
 32 native streamside plants. This area has undergone substantial restoration since the Monterey  
 33 Peninsula Water Management District (MPWMD) initiated its Valley Hills Restoration Project in  
 34 1993 (Nedeff 2014). The area was largely devoid of vegetation at that time and now supports  
 35 Central Coast Riparian Scrub, Central Coast Willow Riparian and Black Cottonwood Forest  
 36 communities. These communities contain robust riparian vegetation with planted and self-  
 37 sustaining black cottonwood (*Populus trichocarpa*), arroyo willow (*Salix lasiolepis*), sycamore, box  
 38 elder (*Acer negundo*), alder (*Alnus* spp.), coast live oak, California bay, California sycamore  
 39 (*Platanus racemosa*), and occasional creek dogwood (*Cornus sericea*) as well as wild blackberry  
 40 (*Rubus* spp.), Santa Barbara sedge (*Carex barbarae*), rushes (*Juncaceae* spp.), manroot (*Ipomoea*



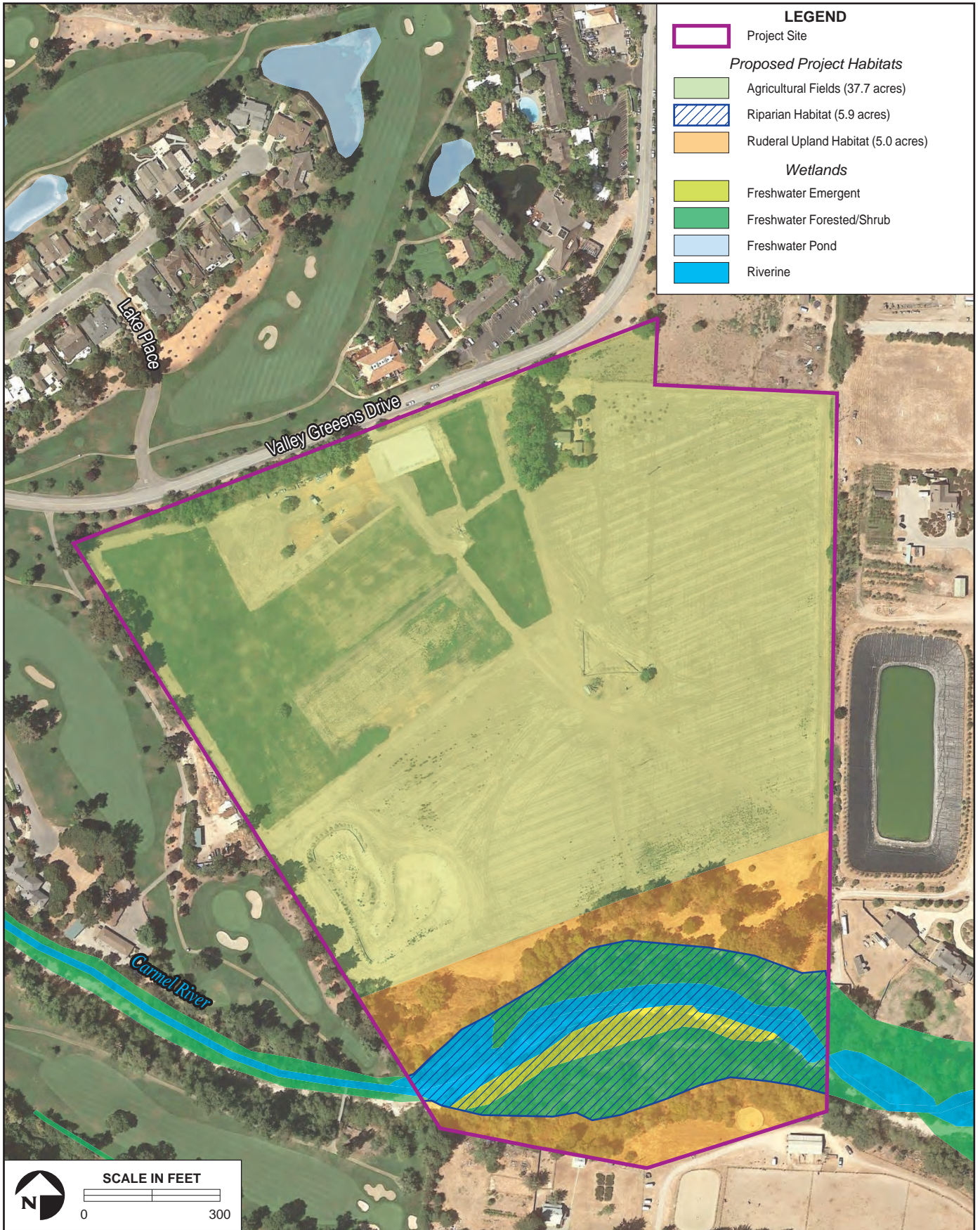
1 *leptophylla*), coffeeberry (*Rhamnus californica*), mugwort (*Artemisia* spp.), horsetail (*Equisetum* spp.)  
2 and abundant poison oak (*Toxicodendron diversilobum*). Invading California sagebrush (*Artemisia*  
3 *californica*), coyote brush (*Baccharis pilularis*), and an occasional eucalyptus sapling, as well as  
4 invasive Monterey pine and Monterey cypress also occur within this area (Nedeff 2014).  
5 Monterey pines are beginning to occupy the area and threaten to eventually shade out some of  
6 the native riparian species.

7 The dense riparian vegetation on the floodplain terrace is floristically diverse habitat and largely  
8 self-perpetuating, reflecting the success of major restoration efforts that have occurred in this  
9 area. However, the operation of the nearby Valley Hills well and other private wells affect the  
10 water table throughout this portion of the Carmel Valley Alluvial Aquifer and the riparian  
11 vegetation along the river in this reach occasionally requires irrigation to compensate for a lack  
12 of moisture in the vadose zone (i.e., unsaturated zone) of the plant roots. The robust vegetation  
13 makes it difficult to recognize this area as a built environment sustained in part by supplemental  
14 irrigation and the installation of erosion control, gabion fencing and a massive grade-control  
15 structure embedded in the river channel (which forms the deep "Hampson's Hole"). Soil  
16 moisture is regularly monitored in the restoration area, which is irrigated by MPWMD staff when  
17 soils and riparian plants indicate moisture deficiency (Nedeff 2014).

#### 18 **4.4.3.1 Sensitive Natural Communities**

19 Sensitive natural communities on the Project site are associated with the Carmel River, as  
20 characterized below (Davis et al. 1998; Holland 1986).

- 21 • **Central Coast Riparian Scrub:** A scrubby streamside thicket varying from open to  
22 impenetrable, dominated by any of several willows (*Salix* spp.). This early seral (i.e.,  
23 intermediate) community may succeed to any of several riparian woodland or forest types  
24 absent severe flooding disturbance. This community occurs in relatively fine-grained sand  
25 and gravel bars that are closed to river channels and therefore close to ground water.  
26 Coarser substrates or a greater depth to the water table favors dominance by brooms  
27 (*Baccharis* spp.).
- 28 • **Central Coast Willow Riparian:** Dense, low, closed canopy broad-leafed winter  
29 deciduous riparian forests dominated by arroyo willow (*Salix lasiolepis*). This plant often  
30 grows as a large, tree-like shrub. Reproduction may be limited to plants that establish on  
31 fallen logs. This community occurs in moist to saturated sandy or gravelly soil, especially  
32 on bottomlands or around dune slack ponds within the coastal fog incursion zone and is  
33 commonly observed in low gradient stream reaches near the coast from Monterey south  
34 at least as far as Santa Barbara.
- 35 • **Black Cottonwood Forest Alliance:** Dense broad-leafed, winter deciduous riparian  
36 forests dominated by black cottonwood (*Populus balsamifera* spp. *trichocarpa*) with tree  
37 willows and often conspicuous red alder (*Alnus rubra*). Most stands are even-aged,  
38 reflecting episodic recruitment. Very old stands of this seral type may have emergent  
39 grand fir (*Abies grandis*), Sitka spruce (*Picea sitchensis*), Douglas fir (*Pseudotsuga menziesii*),  
40 western redcedar (*Thuja plicata*), or western hemlock (*Tsuga heterophylla*). This community



Sensitive Habitat Areas within the Project Area

**FIGURE 4.4-1**

1 occurs in bottomlands, floodplains, gravel bars, and banks of perennially-flowing  
2 streams. Black cottonwood is very shade intolerant; it requires moist, bare, freshly  
3 deposited sands or silts such as deposited during flooding. Prolonged flood control can  
4 favor type conversion to shade-tolerant conifers.

- 5 • **Monterey Pine Forest:** Monterey Pine Forest community canopies may reach  
6 approximately 60 feet and be 80 percent Monterey Pine. Coast live oak usually is the next  
7 most abundant tree species. Understories are variable in both composition and density.  
8 This community is limited to well-drained, sandy soils within the limits of summer  
9 marine fog incursion. Apparently less fire-prone than other coastal closed-cone conifer  
10 types. Three natural stands occur in California, the largest in the vicinity of the Monterey  
11 Peninsula.

#### 12 Wetlands and Aquatic Habitats

13 Wetlands adjacent to and associated with the Carmel River are the only potential wetlands  
14 located on the Project site. According to the USFWS's National Wetlands Inventory (NWI), the  
15 Carmel Valley River is classified as Riverine Wetland and is bordered by adjacent Freshwater  
16 Emergent Wetlands to the south. Additionally, Freshwater Forested/Shrub Wetlands occur on  
17 either side of the Carmel River within the riparian zone located within Project site (USFWS 2014).

- 18 • **Freshwater Forested/Shrub Wetland** can refer to a forested swamp or wetland, or a shrub  
19 bog or wetland. Forested wetlands are characterized by woody vegetation that is 20 feet  
20 tall or taller, and shrub wetlands are include areas dominated by woody vegetation less  
21 than 20 feet tall. These species include true shrubs, young trees (i.e., saplings), and trees  
22 or shrubs that are small or stunted because of environmental conditions.
- 23 • **Freshwater Emergent Wetlands** are characterized by erect, rooted, herbaceous  
24 hydrophytes, excluding mosses and lichens. This vegetation is present for most of the  
25 growing season in most years. These wetlands are usually dominated by perennial plants.
- 26 • **Riverine Wetlands** include all wetlands and deepwater habitats contained in natural or  
27 artificial channels periodically or continuously containing flowing water or which forms  
28 a connecting link between the two bodies of standing water. Upland islands or palustrine  
29 wetlands may occur in the channel, but they are not part of the riverine system.

#### 30 **4.4.3.2 Wildlife Resources**

31 The agricultural/disturbed areas are regularly disked, limiting the cover and value of this area  
32 for most species. Mature trees onsite may provide limited roosting and nesting habitat for a  
33 variety of bird species and fallow agricultural fields may provide potential foraging habitat. It is  
34 probable that a variety of mammals and nesting and migratory birds breed, forage, and find cover  
35 among the various vegetation elements in the disturbed habitat (Nedeff 2014).

36 Potential habitat for passerine birds, raptors, and waterfowl is abundant in the multi-layered  
37 habitat. The aquatic environment within and along the margin of the Carmel River channel could  
38 support federally and/or state-listed species including the South-Central Coast steelhead trout  
39 (*Oncorhynchus mykiss irideus*), red-legged frog (*Rana aurora draytonii*), and western pond turtle

1 (*Emys marmorata*) (see discussion below). Further, the Carmel River provides potential habitat  
2 for Pacific lamprey (*Entosphenus tridentatus*), which is known from upstream locations along the  
3 Carmel River (MPWMD 2007). However, there currently is unrestricted access to the ruderal area  
4 and riparian corridor from several access points outside the food safety fence and the incidence  
5 of trespass is particularly noticeable during spring and summer months when the river attracts  
6 numerous unauthorized visitors (Nedeff 2014). This may marginally reduce the suitability of  
7 habitat for aquatic and terrestrial wildlife species.

#### 8 Special-Status Species

9 Special-status species include plants and wildlife in the categories listed below.

- 10 • Species listed or proposed for listing as threatened or endangered under the Endangered  
11 Species Act (ESA) (50 Code of Federal Regulations [CFR] 17.12 [listed plants], 50 CFR 17.11  
12 [listed animals], and various notices in the Federal Register (FR) [proposed species].
- 13 • Species that are candidates for possible future listing as threatened or endangered under  
14 the ESA.
- 15 • Species listed or proposed for listing by the State of California as threatened or  
16 endangered under the California Endangered Species Act (CESA).
- 17 • Species that are candidates for possible future listing as threatened or endangered under  
18 CESA.
- 19 • Animal species of special concern to the California Department of Fish and Wildlife  
20 (CDFW).
- 21 • Animals fully protected in California (California Fish and Game Code, Section 3511  
22 [birds], Section 4700 [mammals], Section 5050 [amphibians and reptiles], and Section 5515  
23 [fish]).
- 24 • Species that meet the definitions of rare or endangered under CEQA (State CEQA  
25 Guidelines, Section 15380).
- 26 • Plants listed as rare under the California Native Plant Protection Act (California Fish and  
27 Game Code, Section 1900 et seq.).
- 28 • Plants considered by the California Native Plant Society (CNPS) to be “rare, threatened,  
29 or endangered in California” (California Rare Plant Rank [CRPR] 1B and 2) (CNPS 2014).
- 30 • Plants listed by CNPS as plants about which more information is needed to determine  
31 their status and plants of limited distribution (CRPR 3 and 4 [plants on these lists may be  
32 included as special-status species on the basis of local significance or recent biological  
33 information]) (CNPS 2014).

## 1        Special Status Wildlife Species

2        The California Natural Diversity Database (CNDDDB) query included in Nedeff's (2014) Biological  
3        Resources Assessment (see Appendix D) indicates that four special-status wildlife species have  
4        been documented on the Project site. Additionally, 10 wildlife species have low to moderate  
5        potential to occur on the Project site due to the presence of potential suitable habitat in and along  
6        the Carmel River (Nedeff 2014) (Table 4.4-2).

7        The Carmel River supports declining California native aquatic species including the  
8        southernmost population of the federally listed South-Central Coast steelhead trout, the federally  
9        and state listed California red-legged frog, and the State-listed western pond turtle. The  
10       floodplain area adjacent to the river supports some of the highest densities of migratory songbirds  
11       in California (MPWMD 2007), many of which are protected under the Migratory Bird Treaty Act  
12       (MBTA).

13       Disturbed upland habitat may also provide seasonal cover for California red-legged frogs during  
14       periods when these amphibians migrate or disperse overland and it is possible that western pond  
15       turtles move up to this elevation above the floodplain to nest or overwinter in thick leaf duff. The  
16       Biological Resources Assessment notes previous visual observations of California red-legged frog  
17       in xeric (i.e., dry) habitat some distance from probable breeding locations in Carmel Valley as  
18       well as western pond turtles overwintering away from the Carmel River in thick eucalyptus duff  
19       on the Cooper Ranch addition to Garland Ranch Regional Park. It is also possible that Coast  
20       Range newt and California tiger salamander utilize the ruderal habitat (Nedeff 2014).

21       The Project site is located on the Seaside U.S. Geological Survey (USGS) 7.5' quadrangle. CNDDDB  
22       online records note a number of significant biological occurrences either within the Project site  
23       Project site (Nedeff 2014; CDFW 2014). These include:

- 24       • South-Central Coast steelhead trout (*Onchorhynchus mykiss irideus*) (mapped on Project  
25       site)
- 26       • Steelhead South/Central California Coast Evolutionary Significant Unit (ESU)  
27       (*Oncorhynchus mykiss irideus*) (mapped through Project site)
- 28       • California red-legged frog (*Rana draytonii*) (mapped on Project site)
- 29       • Western pond turtle (*Emys marmorata*) (mapped adjacent to Project site)
- 30       • Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*)

1 **Table 4.4-2. Potentially Occurring Special-Status Wildlife Species**

Common Scientific Name	Legal Status		Habitat	Potential for Occurrence
	Federal	State		
<b>Invertebrates</b>				
globose dune beetle <i>Coelus globosus</i>	--	--	Coastal dunes.	No Potential
monarch butterfly <i>Danaus plexippus</i>	--	--	Open habitats including fields, meadows, weedy areas, marshes, and roadsides. Monarch butterflies roost in wind protected tree groves. (e.g., as eucalyptus) with nectar and water sources nearby. Caterpillar host plants are milkweeds.	Low Potential (Known in Vicinity)
Smith's blue butterfly <i>Euphilotes enoptes smithi</i>	FE	--	Coastal dunes, northern coastal scrub.	No Potential
California linderiella <i>Linderiella occidentalis</i>	--	--	Vernal pools.	No Potential
<b>Fish</b>				
Lamprey <i>Entosphenus tridentatus</i>	--	--	Coastal streams.	Moderate Potential (Known in Vicinity)
South-Central Coast steelhead <i>Oncorhynchus mykiss irideus</i>	FT	SSC	Coastal streams.	<b>Documented</b>
<b>Amphibians</b>				
California tiger salamander <i>Amystoma californiense</i>	FT	ST, SSC	Small ponds, lakes, or vernal pools in grasslands and oak woodlands for larvae; rodent burrows, rock crevices, or fallen logs for cover for adults and for summer dormancy.	Low Potential (Known in Vicinity)
California red-legged frog <i>Rana draytonii</i>	T	SSC	Seasonal pools or streams that hold water until late summer.	<b>Documented</b>
coast range newt <i>Taricha torosa</i>	--	SSC	Riparian corridor, redwood forest, oak woodland.	Moderate Potential (Known in Vicinity)
<b>Reptiles</b>				
black legless lizard <i>Anniella pulchra nigra</i>	--	SSC	Coastal dunes with native vegetation or chaparral, pine-oak woodland, or riparian areas with loose soil for burrowing.	Moderate Potential (Known in Vicinity)

**Table 4.4-2. Potentially Occurring Special-Status Wildlife Species (Continued)**

Common Scientific Name	Legal Status		Habitat	Potential for Occurrence
	Federal	State		
western pond turtle <i>Emys marmorata</i>	SSC	--	Occupies aquatic habitats, such as ponds, marshes, or streams, with rocky or muddy bottoms in woodlands, grasslands, and open forests. Also requires aquatic vegetation for cover and food. Nests in upland adjacent to aquatic habitat.	<b>Documented</b>
<b>Birds</b>				
tricolored blackbird <i>Agelaius tricolor</i>	--	SSC	Nests in dense colonies in emergent marsh vegetation, or upland sites. Nesting habitat must be large and probably requires water at or near the nesting colony. Requires large foraging areas, including marshes, desert scrub, pastures, agricultural wetlands, dairies, and feedlots, where insect prey is abundant.	Moderate Potential
burrowing owl <i>Athene cunicularia</i>	--	SSC	Level, open, dry, heavily grazed, or low-stature grassland or desert vegetation with available burrows.	Low Potential
western snowy plover <i>Charadrius alexandrinus nivosus</i>	FT	SSC	Coastal dunes.	No Potential
loggerhead shrike <i>Lanius ludovicianus</i>	--	SSC	Prefers open habitats with scattered shrubs, trees, posts, fences, or other perches. Nests in densely foliated shrub or tree.	Moderate Potential
California spotted owl <i>Strix occidentalis</i>	--	SSC	Occurs in hardwood, coniferous, and coniferous-hardwood forests.	Low Potential
<b>Mammals</b>				
Salinas harvest mouse <i>Reithrodontomys megalotis distichlis</i>	--	SSC	Salt marsh.	No Potential
American badger <i>Taxidea taxus</i>	--	SSC	Found in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils for digging burrows.	Low Potential

**Table 4.4-2. Potentially Occurring Special-Status Wildlife Species (Continued)**

Common Scientific Name	Legal Status		Habitat	Potential for Occurrence
	Federal	State		
Monterey dusky-footed woodrat <i>Neotoma fuscipes luciana</i>	SSC	--	Coast live oak woodland and chaparral habitats with moderate canopy cover and moderate to dense understory and abundant deadwood for nest construction.	<b>Documented</b>

- 1 **Federal**
- 2 FE = Listed as endangered under the Federal ESA.
- 3 FT = Listed as threatened under the Federal ESA.
- 4 -- = no status.
- 5 **State**
- 6 FE = Listed as endangered under CESA.
- 7 FT = Listed as threatened under CESA.
- 8 FP = Fully Protected
- 9 SSC = CDFW species of special concern.
- 10 WL = CDFW Watch List.
- 11 -- = no status
- 12 Source: Nedeff 2014; CDFW 2014.

13 In addition to South-Central Coast steelhead trout, California red-legged frog, and western pond  
 14 turtle, the following special status plants and animals are known from the Project site or the  
 15 vicinity (Nedeff 2014):

- 16 • California tiger salamander (*Ambystoma californiense*) (known in vicinity)
- 17 • Northern California legless lizard (*Anniella pulchra nigra*) (a legless lizard was documented  
 18 approximately four years ago by Big Sur Land Trust staff from near the Carmel Valley  
 19 Trail and Saddle Club approximately 10 miles upstream of the Project site)
- 20 • Coast range newt (*Taricha torosa torosa*) (known from Garland Park riparian corridor)
- 21 • Potential habitat for over-wintering Monarch butterflies (*Danaus plexippus*) (known from  
 22 coastal locations near the Project site)
- 23 • Potential habitat for Pacific lamprey (*Entosphenus tridentatus*) (known from the Carmel  
 24 River)

25 During January and February 2014 field surveys of the subject property, no special status species  
 26 were observed. However, the Carmel River was dry during this time and the absence of special  
 27 status fish and herpetofauna (i.e., amphibians and reptiles) was a seasonal abnormality (Nedeff  
 28 2014).



1        South-Central Coast  
2        Steelhead Trout

3        The South-Central California Coast  
4        Distinct Population Segment (DPS) of  
5        steelhead is currently listed as  
6        threatened under the Federal  
7        Endangered Species Act (ESA)  
8        (Federal Register [FR] 71:834). This  
9        DPS includes all naturally spawned  
10       populations of steelhead in California  
11       streams from Aptos Creek to south of  
12       Grover City. The Carmel River is  
13       designated critical habitat for South-  
14       Central Coastal steelhead trout (FR 70:52488).



*South-Central Coast steelhead trout is listed a federally threatened species with federally designated critical habitat within the 0.2-mile segment of the Carmel River that traverses the Project area. (Photograph courtesy of Monterey County Weekly.)*

15       Steelhead trout begin migrating up coastal and inland streams from November through early  
16       May to spawn in freshwater streams. Juvenile steelhead spend up to three years rearing in  
17       freshwater. They migrate to the ocean where they feed for up to three years, after which they  
18       return to their natal streams to breed. Steelhead are anadromous rainbow trout that spawn in  
19       freshwater, spend the first year (or years) of life in freshwater, and then migrate to the ocean  
20       where they continue to grow and mature before returning to spawn.

21       Following upstream migration, the female establishes a territory and digs a redd (i.e., gravel nest)  
22       with her tail, usually in areas where there is sufficient subsurface flow to sustain eggs and alevins  
23       (i.e., yolk-sac fry) through the incubation period (usually the lower ends of pools or heads of  
24       riffles). She then lays the eggs in the redd where they are fertilized by one or more males. Eggs  
25       buried in redds hatch in three to four weeks and fry emerge from the gravel two to three weeks  
26       later. The fry initially live in quiet waters close to shore and soon establish feeding territories that  
27       they defend against other juveniles. As they grow during spring and summer, juvenile steelhead  
28       move to faster, deeper water in riffles, runs, and pools. They typically maintain positions near  
29       swift currents that carry drifting aquatic and terrestrial insects on which they feed. Some juveniles  
30       may move downstream to the lower reaches of streams or lagoons during the summer and fall to  
31       complete their freshwater rearing phase. After one year of stream residence, most juveniles  
32       become smolts (i.e., juveniles adapted to seawater) and migrate downstream to the ocean in late  
33       winter and spring. Some juveniles remain in fresh water one to two more years before they enter  
34       the ocean. Because juvenile steelhead rear for a year or more in freshwater, juveniles of different  
35       age groups are usually present year-round in California coastal streams.

36       Most steelhead spend one to three years in the ocean before returning to spawn. Some adults  
37       return to the ocean after spawning and return to spawn again. Occasionally, juvenile steelhead  
38       mature in freshwater and spawn without migrating to the ocean. This occurs most frequently  
39       during droughts when juveniles are trapped in the river and cannot migrate to the ocean.

1 The upstream migration of adults in the lower Carmel River primarily occurs from mid-  
2 December through mid-April in response to flows of sufficient magnitude and duration to  
3 stimulate movement of adults, permit passage of adults past critical riffles in the lower river, and  
4 keep the river mouth open between storms. Although suitable migration conditions may occur  
5 earlier, adults typically do not begin arriving at San Clemente Dam until late December or  
6 January. Depending on migration opportunities later in the season, the migration of adults may  
7 continue into April. The primary spawning season for steelhead in the Carmel River is February  
8 through March but spawning may continue through mid-April. Downstream of San Clemente  
9 Dam, the highest concentration of redds generally occurs upstream of the Narrows.

10 In the Carmel River, most steelhead fry emerge from the gravel in April through June and rear  
11 for at least one year in the river before migrating to the ocean as smolts. Juveniles may migrate  
12 downstream to lower reaches of the Carmel River in late spring or early summer of their first year  
13 of life or in late fall and early winter of their first, second, or third years (as yearling and older  
14 juveniles). Juveniles of all age classes may migrate as far downstream as the lagoon in years when  
15 flows to the lagoon are sustained through the summer and fall. Substantial downstream  
16 movement of juveniles in late fall and early winter appears to be associated with the initial storms  
17 of the season that result in spill and increased flows downstream of San Clemente Dam. Many  
18 juvenile steelhead in the Carmel River become smolts and enter the ocean in late winter and  
19 spring after one year in the river. A small number remains for two to three years before  
20 emigrating.

21 The steelhead run in the Carmel River at the time of the Spanish explorers was believed to be  
22 upwards of 12,000 fish (SWRCB 1995). The river was overfished during the mid to-late 1800s, and  
23 the runs subsequently declined. Snider (1983) reported annual runs of 1,200 adult steelhead at the  
24 San Clemente Dam fishway during the mid-1970s. During droughts in 1976-1977 and the late  
25 1980s, no steelhead passed San Clemente Dam. The Lagoon never opened during the four years  
26 from 1987 to 1990. Density of rearing juvenile steelhead reached very low levels by 1989 but have  
27 increased in subsequent years. After lows of zero returning adult steelhead in 1989-1990, one fish  
28 in 1991, and 15 in 1992, the run has increased to an average of a few hundred fish. Viable steelhead  
29 populations in the Carmel River depend on sufficient attraction flows, passage flows for adults  
30 and smolts, suitable spawning and egg-incubation conditions, and good rearing conditions  
31 (California Public Utilities Commission [CPUC] 2000). The most recent five-year mean abundance  
32 of fish in the Carmel River is approximately 600 adults (FR 71:834).

### 33 California Red-legged Frog

34 The California red-legged frog is listed as threatened under the Federal ESA and is a California  
35 Department of Fish and Wildlife (CDFW) species of special concern. The Project area appears to  
36 be located within federally designated critical habitat for California red-legged frog (FR  
37 71:19244-19346). The frog is known from isolated locations in the Sierra Nevada, northern Coast,  
38 and northern Transverse Ranges. It is relatively common in the San Francisco Bay area and along  
39 the central coast. California red-legged frog is believed to be extirpated from the floor of the  
40 Central Valley (USFWS 2002).

1 California red-legged frogs use a variety of  
 2 habitat types, including various aquatic  
 3 systems, riparian, and upland habitats (USFWS  
 4 2002). However, these frogs may complete their  
 5 entire life cycle in a pond or other aquatic site  
 6 that is suitable for all life stages (FR 66:14626).  
 7 This species inhabit marshes, streams, lakes,  
 8 ponds, and other usually permanent, sources of  
 9 water that have dense riparian vegetation  
 10 (Stebbins 2003).



*California red-legged frogs are federally listed as endangered and have federally designated critical habitat within the Project area. This species has been reported from several areas along the Carmel River. (Photograph courtesy of Jamie Bettaso, USFWS.)*

11 As adults, California red-legged frogs are highly  
 12 aquatic when active but depend less on  
 13 permanent water bodies than do other frog  
 14 species (Brode and Bury 1984). Adults may take  
 15 refuge during dry periods in rodent holes or leaf  
 16 litter in riparian habitats (USFWS 2002) or in  
 17 large cracks in the bottom of dried ponds (Alvarez 2004). Although red-legged frogs typically  
 18 remain near streams or ponds, marked and radio-tagged frogs have been observed to move more  
 19 than two miles through upland habitat. These movements are typically made during wet weather  
 20 and at night (USFWS 2002).

21 California red-legged frogs have been reported from several relatively isolated, although widely  
 22 distributed locations, along the Carmel River. This Carmel River population has been identified  
 23 by the United States Fish and Wildlife Service (USFWS) as a core population, targeted for  
 24 development and implementation of a management plan (USFWS 2002).

#### 25 Western Pond Turtle

26 Western pond turtle, a CDFW species of special  
 27 concern, is thoroughly aquatic, preferring the  
 28 quiet waters of ponds, lakes, marshes, rivers,  
 29 streams, and irrigation ditches that have a rocky  
 30 or muddy bottom and emergent vegetation  
 31 (Stebbins 2003). The species occurs in a wide  
 32 range of both permanent and intermittent  
 33 aquatic environments (Jennings et al. 1992).  
 34 Western pond turtles spend a considerable  
 35 amount of time basking on rocks, logs, emergent  
 36 vegetation, mud or sand banks, or human-  
 37 generated debris. Western pond turtles move to  
 38 upland areas adjacent to watercourses to  
 39 deposit eggs and overwinter (Jennings and  
 40 Hayes 1994). However, in the southern part of their range and along the central coast of



*Western pond turtles are CDFW species of special concern. The Carmel River provides suitable aquatic habitat for these species. (Photograph courtesy of Jamie Bettaso, USFWS.)*

1 California, western pond turtles do not overwinter and are active year-round (Jennings et al.  
2 1992).

3 The Carmel River provides suitable aquatic habitat for western pond turtles. Additional ponds  
4 and wetlands outside of the Project area also provide suitable habitat for pond turtles.

#### 5 Monterey Dusky-Footed Woodrat

6 Monterey dusky-footed woodrat is a CDFW species of special concern. Monterey dusky-footed  
7 woodrat is a subspecies of the dusky-footed woodrat (*Neotoma fuscipes*). The Monterey dusky-  
8 footed woodrat occurs throughout Monterey and northern San Luis Obispo counties where  
9 appropriate habitat is available. Dusky-footed woodrats can be found in chaparral, streamside  
10 thickets, and deciduous or mixed woodland habitats (Burt and Grossenheider 1980). In forest  
11 habitats, they are generally found where there is a moderate canopy with a dense to moderate  
12 understory. Dusky-footed woodrats construct nests out of sticks, grass, leaves, and other debris  
13 and the availability of these nest building items may limit abundance of woodrats (Zeiner et al.  
14 1990b). The riparian forest and woodland in the Project area provides suitable habitat for  
15 Monterey dusky footed woodrats.

#### 16 Habitat Linkages

17 Habitat linkages connect discrete areas of natural habitat otherwise separated or fragmented by  
18 topography, changes in vegetation, and other natural or human-induced factors, such as  
19 urbanization (Hay 1991). The fragmentation of natural habitat creates isolated “islands” of  
20 vegetation that may not provide sufficient area or resources to accommodate sustainable species  
21 populations and thus, adversely affects both genetic and species diversity. Because the vegetation  
22 is diverse and well developed, riparian forest provides high-value habitat for wildlife, including  
23 several special-status species. Riparian forest habitat provides food, water, and migration and  
24 dispersal corridors, as well as escape, nesting and thermal cover for many wildlife species (Mayer  
25 and Laudenslayer 1988). Wildlife use of this habitat type is dependent on the extent of emergent  
26 and submergent vegetation, and adjacent streamside (riparian) vegetation. Creek channels with  
27 well vegetated areas provide food, water, and migration and dispersal corridors, as well as  
28 escape, nesting and thermal cover for many wildlife species (Mayer and Laudenslayer 1988).

29 Habitat connectivity can be assessed at many levels. On a landscape or regional scale connectivity  
30 typically refers to how mobile mammals (e.g., deer) are able to move between prominent  
31 landscape features such as mountain ranges. The type of natural habitats between those features  
32 combined with the distance would be used to determine the connectedness or permeability of the  
33 landscape. At a smaller scale habitat connectivity is often important for seasonal migrations (e.g.,  
34 steelhead) or local (daily) movements by some wildlife species between nesting and foraging  
35 habitat. The built environment further alters the connectivity of a landscape by removing natural  
36 habitat and restricting the opportunities for species movement. In the present day, built  
37 environment habitat corridors are recognized as a means to retain some connectivity across a  
38 landscape (Monterey County 2010).

1 A preliminary assessment identified connectivity between habitats in four key areas within  
2 Monterey County that include the Santa Cruz Mountains to Gabilan Range, the Santa Lucia  
3 Mountains to Fort Ord, the Salinas Valley and the Salinas River (California Wilderness Coalition  
4 2001). The Santa Lucia Mountains to Fort Ord corridor contains the Project site. These habitat  
5 linkages are considered to be critical to retaining the viability of local wildlife populations  
6 (Monterey County 2010).

- 7 • **Santa Lucia Mountains to Fort Ord:** A north-south corridor exists between the Santa  
8 Lucia Mountains and Fort Ord crossing Carmel Valley, the Toro Plan Area and Highway  
9 68. Retaining the connectedness in this area is contingent on managing development along  
10 Highway 68 and in Carmel Valley, the Toro Area, and Cachagua as well as managing  
11 connections across Highway 68.

12 In addition to the four linkages identified by the California Wilderness Coalition (2001), the  
13 Carmel River was also identified as a wildlife corridor, related to steelhead migration:

- 14 • **Carmel River:** The Carmel River provides a wildlife movement corridor for steelhead,  
15 California red-legged frogs, and a variety of other wildlife species in a generally east west  
16 direction in Carmel River. Conditions along the river corridor vary from undeveloped to  
17 developed depending on location (Monterey County 2010).

## 18 **4.4.4 Regulatory Framework**

### 19 **4.4.4.1 Federal Regulations**

#### 20 Endangered Species Act (ESA) (16 U.S. Code [USC] § 1531 et seq.).

21 The ESA provides for the conservation and management of federally listed threatened or  
22 endangered plants and wildlife and their designated critical habitats. Section 3 of the ESA defines  
23 threatened and endangered categories as:

- 24 • Endangered - a plant or wildlife species that is in danger of extinction throughout all or a  
25 significant portion of its range.
- 26 • Threatened - a plant or wildlife species that is likely to become an endangered species  
27 within the foreseeable future throughout all or a significant portion of its range.

28 Section 7 of the ESA requires a permit to take threatened or endangered species during lawful  
29 project activities. The USFWS is the administering agency charged with managing and enforcing  
30 the ESA for terrestrial, avian, and most freshwater aquatic species.

#### 31 Migratory Bird Treaty Act (MBTA) (16 USC § 703 et seq.).

32 The MBTA implements various treaties and conventions providing protection for “migratory  
33 birds” as defined in 16 USC Section 715j. The MBTA makes it unlawful for any person to take,  
34 kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird, including

1 feathers, parts, nests, or eggs. The MBTA applies to incidental take of migratory birds (e.g., the  
2 destruction of an active nest due to vegetation clearing); however, the MBTA does not protect the  
3 habitats of migratory birds in the absence of protected species.

#### 4 Clean Water Act (CWA) (33 USC § 1251 et seq.)

5 The CWA aims to restore and maintain the chemical, physical, and biological integrity of the  
6 Nation's waters. Under Section 401, states have authority to review Federal permits that may  
7 result in a discharge to wetlands or water bodies under state jurisdiction. Under Section 404, a  
8 program is established to regulate the discharge of dredged or fill material into the Nation's  
9 waters, including wetlands.

### 10 **4.4.4.2 State Regulations**

#### 11 California Fish and Game Code

12 The California Fish and Game Code provides specific protection and listing for several types of  
13 biological resources including:

- 14 • Fully protected species;
- 15 • Streams, rivers, sloughs, and channels;
- 16 • Significant natural areas; and,
- 17 • Designated ecological reserves.

18 Fully Protected Species are listed in Fish and Game Code Section 3511 (Fully Protected birds),  
19 Section 4700 (Fully Protected mammals), Section 5050 (Fully Protected reptiles and amphibians),  
20 and Section 5515 (Fully Protected fishes). The Code prohibits the taking of species designated as  
21 Fully Protected.

22 Species may qualify for formal protection under the California Environmental Quality Act. Public  
23 Resources Code Section 15380 defines "rare" and "endangered" species as follows:

24 Endangered - species survival and reproduction in the wild is in immediate jeopardy from  
25 one or more causes, including loss of habitat, competition, disease, or other factors; or

26 Rare -

- 27 • Although not presently threatened with extinction, the species is existing in such small  
28 numbers throughout all or a significant portion of its range that it may become  
29 endangered if its environment worsens; or,
- 30 • The species is likely to become endangered within the foreseeable future throughout  
31 all or a significant portion of its range and may be considered "threatened" as that  
32 term is used in the ESA.

33 Wildlife or plants shall also be presumed to be rare or endangered as it is listed in:

1 (a) Sections 670.2 or 670.5, Title 14, California Administrative Code; or

2 (b) Title 50, CFR Sections 17.11 or 17.12 pursuant to the Endangered Species Act as rare,  
3 threatened, or endangered.

4 Species may, under certain circumstances, be protected by CEQA statutes, even if they are not  
5 registered under Federal or state programs. These include the majority of plants on the CNPS  
6 CRPR 1B as well as others that are identified as rare, threatened, or endangered, regardless of  
7 recognition by the USFWS, CDFW, or CNPS. Section 15380 also states that:

- 8 • A species not included in any listing identified in subsection (c) [federal or state listing]  
9 shall nevertheless be considered to be rare or endangered if the species can be shown to  
10 meet the criteria in subsection (b) [CEQA definition of 'rare' or 'endangered'].

11 Sections 1600 through 1616 of the California Fish and Wildlife Code regulate impacts to the  
12 natural flow, bed, channel, and embankments of state waters, including lakes and streams. This  
13 Code section, otherwise known as the Lake and Streambed Alteration Program, is administered  
14 by the CDFW. Typical activities that require a Streambed Alteration Agreement include  
15 excavation or fill placed within a channel, vegetation clearing, structures for diversion of water,  
16 installation of culverts and bridge supports, cofferdams for construction dewatering, and bank  
17 reinforcement.

18 California Endangered Species Act (CESA) (California Fish and Wildlife Code §§ 2050 et seq.).

19 The CESA states that all native species of fishes, amphibians, reptiles, birds, mammals,  
20 invertebrates and plants, and their habitats, threatened with extinction and those experiencing a  
21 significant decline that, if not halted, would lead to a threatened or endangered designation, will  
22 be protected or preserved. However, CESA allows for take incidental to otherwise lawful  
23 development projects, with an Incidental Take Permit. CESA emphasizes early consultation to  
24 avoid potential impacts to rare, endangered, and threatened species and to develop appropriate  
25 mitigation planning to offset project caused losses of listed species populations and their essential  
26 habitats.

#### 27 **4.4.4.3 Local Policies and Regulations**

##### 28 Monterey County General Plan

29 The Monterey County General Plan guides the County's future physical and spatial form and  
30 appearance.

31 Numerous goals and policies of the Monterey County General Plan are intended to protect  
32 sensitive biological resources. The following "Environmentally Sensitive Habitat Area" and  
33 "Vegetation and Wildlife Habitats" resource policies are presented as related to the proposed  
34 Project.

1 **Goal OS-5:** *Conserve listed species, critical habitat, habitat and species protected in area plans; avoid,*  
2 *minimize and mitigate significant impacts to biological resources.*

3 **Policy OS-5.3:** *Development shall be carefully planned to provide for the conservation and*  
4 *maintenance of critical habitat.*

5 **Policy OS-5.4:** *Development shall avoid, minimize, and mitigate impacts to listed species and*  
6 *critical habitat to the extent feasible. Measures may include but are not limited to:*

7 a. *clustering lots for development to avoid critical habitat areas,*

8 b. *dedications of permanent conservation easements; or*

9 c. *other appropriate means. If development may affect listed species, consultation with*  
10 *USFWS and CDFW may be required and impacts may be mitigated by expanding the*  
11 *resource elsewhere on-site or within close proximity off-site. Final mitigation requirements*  
12 *would be determined as required by law.*

13 **Policy OS-5.5:** *Landowners and developers shall be encouraged to preserve the integrity of*  
14 *existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges, and*  
15 *watersheds. Routine and Ongoing Agricultural Activities shall be exempt from this policy.*

16 **Policy OS-5.11:** *Conservation of large, continuous expanses of native trees and vegetation shall*  
17 *be promoted as the most suitable habitat for maintaining abundant and diverse wildlife.*

18 **Policy OS-5.12:** *CDFW shall be consulted and appropriate measures shall be taken to protect*  
19 *Areas of Special Biological Significance.*

20 **Policy OS-5.13:** *Efforts to obtain and preserve natural areas of particular biologic, scientific, or*  
21 *educational interest, and restrict incompatible uses from encroaching upon them, shall be*  
22 *encouraged.*

23 **Policy OS-5.14:** *Policies and procedures that encourage exclusion and control or eradication of*  
24 *invasive exotic plants and pests shall be established. Sale of such items within Monterey County*  
25 *shall be discouraged.*

26 **Policy OS-5.16:** *A biological study shall be required for any development project requiring a*  
27 *discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife*  
28 *species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate*  
29 *a plant or animal community, or substantially reduce the number or restrict the range of an*  
30 *endangered, rare, or threatened species.*

31 **Policy OS-5.17:** *The County shall prepare, adopt, and implement a program that allows projects*  
32 *to mitigate the loss of critical habitat. The program may include ratios, payment of fees, or some*  
33 *other mechanisms in consultation with responsible state and/or federal regulatory agencies. Until*  
34 *such time as the program has been established, projects shall mitigate the loss of critical habitat on*



1 *an individual basis in consultation with responsible state and/or federal regulatory agencies. A*  
2 *Community Plan or Rural Center Plan that includes a mitigation program shall not be subject to*  
3 *this policy.*

4 ***Policy OS-5.18:*** *Prior to disturbing any federal or state jurisdictional areas, all applicable federal*  
5 *and state permitting requirements shall be met, including all mitigation measures for development*  
6 *of jurisdictional areas and associated riparian habitats.*

7 ***Policy OS-5.25:*** *Occupied nests of statutorily protected migratory birds and raptors shall not be*  
8 *disturbed during the breeding season (generally February 1 to September 15). The county shall*

9 *A. Consult, or require the developer to consult, with a qualified biologist prior to any site*  
10 *preparation or construction work in order to: (1) determine whether work is proposed*  
11 *during nesting season for migratory birds or raptors, (2) determine whether site vegetation*  
12 *is suitable to nesting migratory birds or raptors, (3) identify any regulatory requirements*  
13 *for setbacks or other avoidance measures for migratory birds and raptors which could nest*  
14 *on the site, and (4) establish project-specific requirements for setbacks, lock-out periods, or*  
15 *other methods of avoidance of disruption of nesting birds.*

16 *B. Require the development to follow the recommendations of the biologist. This measure may*  
17 *be implemented in one of two ways: (1) preconstruction surveys may be conducted to*  
18 *identify active nests and, if found, adequate buffers shall be provided to avoid active nest*  
19 *disruption until after the young have fledged; or (2) vegetation removal may be conducted*  
20 *during the non-breeding season (generally September 16 to January 31); however, removal*  
21 *of vegetation along waterways shall require approval of all appropriate local, state, and*  
22 *federal agencies. This policy shall not apply in the case of an emergency fire event requiring*  
23 *tree removal. This policy shall apply for tree removal that addresses fire safety planning,*  
24 *since removal can be scheduled to reduce impacts to migratory birds and raptors.*

### 25 Carmel Valley Master Plan

26 ***Policy CV-3.7:*** *Areas of biological significance shall be identified and preserved as open space.*  
27 *These include, but are not limited to:*

- 28 *a. The redwood community of Robinson Canyon;*
- 29 *b. The riparian community and redwood community of Garzas Creek;*
- 30 *c. All wetlands, including marshes, seeps, and springs (restricted occurrence, sensitivity,*  
31 *outstanding wildlife value).*
- 32 *d. Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).*
- 33 *e. Cliffs, rock outcrops, and unusual geologic substrates (restricted occurrence).*
- 34 *f. Ridgelines and wildlife migration routes (wildlife value).*

1           *When a parcel cannot be developed because of this policy, a low-density, clustered development (but*  
2           *no subdivision) may be approved on those portions of the land not biologically significant or on a*  
3           *portion of the land adjoining existing development so that the development will not diminish the*  
4           *visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel*  
5           *is located.*

6           ***Policy CV-3.8:*** *Development shall be sited to protect riparian vegetation, minimize erosion, and*  
7           *preserve the visual aspects of the Carmel River. In places where the riparian vegetation no longer*  
8           *exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs,*  
9           *whichever is less. Density may be transferred from this area to other areas within a lot.*

10          ***Policy CV-3.9:*** *Willow cover along the banks and bed of the Carmel River shall be maintained in*  
11          *a natural state for erosion control. Constructing levees, altering the course of the river, or dredging*  
12          *the river shall only be allowed by permit from the Monterey Peninsula Water Management District*  
13          *or Monterey County.*

14          ***Policy CV-3.10:*** *Predominant landscaping and erosion control material shall consist of plants*  
15          *native to the valley that are similar in habitat, form, and water requirements. The following*  
16          *guidelines shall apply for landscape and erosion control plans:*

- 17                 a. *Existing native vegetation should be maintained as much as possible throughout the valley.*
- 18                 b. *Valley oaks should be incorporated on floodplain terraces.*
- 19                 c. *Weedy species such as pampas grass and genista shall not be planted in the Valley.*
- 20                 d. *Eradication plans for weedy species shall be incorporated.*
- 21                 e. *The chaparral community shall be maintained in its natural state to the maximum extent*  
22                 *feasible in order to preserve soil stability and wildlife habitat and also be consistent with*  
23                 *fire safety standards.*

24          ***Policy CV-3.11:*** *The County shall discourage the removal of healthy native oak and madrone and*  
25          *redwood trees in the Carmel Valley Master Plan Area. A permit shall be required for the removal*  
26          *of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground*  
27          *level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and*  
28          *not less than one gallon in size. A minimum fine, equivalent to the retail value of the wood removed,*  
29          *shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous*  
30          *condition of a tree and requiring immediate action for the safety of life or property, a tree may be*  
31          *removed without the above permit, provided the County is notified of the action within ten working*  
32          *days. Exemptions to the above permit requirement shall include tree removal by public utilities, as*  
33          *specified in the California Public Utility Commission's General Order 95, and by governmental*  
34          *agencies (Amended by Board Resolution 13-029).*

1            *Policy CV-3.12: Open space areas should include a diversity of habitats with special protection*  
2            *given to areas where one habitat grades into another (these ecotones are ecologically important*  
3            *zones) and areas used by wildlife for access routes to water or feeding grounds.*

## 4    **4.4.5      Environmental Impacts**

### 5    **4.4.5.1      Thresholds of Significance**

6    In accordance with Appendix G of the CEQA Guidelines, the proposed Project would result in a  
7    significant effect under CEQA if it were to:

- 8            a) Have a substantial adverse effect, either directly or through habitat modifications, on any  
9            species identified as a candidate, sensitive, or special status species in local or regional  
10           plans, policies, or regulations, or by the CDFW or USFWS;
- 11           b) Have a substantial adverse effect on any riparian habitat or other sensitive natural  
12           community identified in local or regional plans, policies, or regulations, or by the CDFW  
13           or USFWS;
- 14           c) Have a substantial adverse effect on federally protected wetlands as defined by Section  
15           404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)  
16           through direct removal, filling, hydrological interruption, or other means;
- 17           d) Interfere substantially with the movement of any native resident or migratory fish or  
18           wildlife species or with established native resident or migratory wildlife corridors, or  
19           impede the use of native wildlife nursery sites;
- 20           e) Conflict with any local policies or ordinances protecting biological resources, such a tree  
21           preservation policy or ordinance; or
- 22           f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural  
23           Community Conservation Plan, or other approved local, regional, or state habitat  
24           conservation plan.

### 25   **4.4.5.2      Impact Assessment Methodology**

26   Impacts were analyzed by evaluating the proposed Project's effects on vegetative communities,  
27   individual occurrences of plant and wildlife species, and habitat linkages. The configuration of  
28   the Project site was considered in relation to the present biological setting based on site-specific  
29   information obtained from several sources, as described in Section 4.4.1. Significance criteria were  
30   then developed and used to evaluate potential impacts.

### 31   **4.4.5.3      Project Impacts and Mitigation Measures**

32   **Impact BIO-1.      Construction of the proposed Project would potentially result in indirect**  
33   **noise and erosion-related impacts to wildlife, including sensitive species**  
34   **(Less than significant with mitigation, Class II).**

1 While implementation of the proposed Project would not directly affect sensitive riparian  
2 communities adjacent to the Carmel River, construction and landscaping within the fenced area  
3 would result in indirect noise impacts to the approximately five acres of riparian habitat to the  
4 south. However, the Project site was previously in agricultural production and the associated  
5 noise environment was characterized by heavy equipment typical of agricultural operations. As  
6 described in Impact NOI-1, construction of the proposed facility would occur over a period of  
7 two separate, two-month phases. Equipment necessary to complete Phase I construction activities  
8 would include earth moving trucks, water trucks, employee pick-up trucks agricultural tractors,  
9 and disks. For the construction of the front gate entrance, there would be one paver and one  
10 asphalt delivery truck. During concrete work there would be two ready-mix concrete trucks. A  
11 backhouse would also be used for digging underground, such as for utilities. Phase II would  
12 require similar equipment, however fewer pieces of heavy equipment would be required and  
13 those used would be primarily used for the purpose of towing the modular facilities and  
14 completing the irrigation system.

15 While no special status species or nesting birds were documented on the Project site during the  
16 January and February 2014 surveys, a number of these species have been documented previously  
17 or have a low to moderate potential to occur, particularly in the area of dense, intact coastal  
18 riparian habitat to the south of the food safety fence. Consequently, construction-related activities  
19 within the Project site have the potential to directly impact sensitive amphibian, reptile, bird  
20 (including protected migratory birds), and mammal species via increased noise levels and  
21 increased exposure to human presence, both of which would reduce the suitability of habitat for  
22 both sensitive species as well as nesting or migratory birds.

23 Noise levels during construction would be increased over ambient noise along the Carmel River  
24 riparian corridor; however, noise levels throughout construction activities would not exceed 85  
25 dB at 50 feet from the source in compliance with the Monterey County Noise Ordinance.  
26 Additionally, mitigation measures would be included to further limit noise impacts, as described  
27 in MM NOI-1. Further as noise impacts would be temporary and no vegetation removal would  
28 occur within the riparian habitat, mobile wildlife species would likely vacate the Project site  
29 during construction and return shortly after the completion of construction related activities.  
30 Therefore, construction noise related impacts to biological resources associated with Project  
31 construction would be *less than significant with mitigation*.

### 32 Mitigation Measures

33 To further reduce the noise levels resulting from construction of the Project, MM NOI-1 would  
34 be implemented.

35 **Impact BIO-2. Water use associated with the proposed Project would potentially result in**  
36 **impacts to aquatic and riparian habitats that would adversely affect wildlife,**  
37 **including sensitive species, during Project operation (Less than significant,**  
38 **Class III).**

1 As described in Section 2.4.2.4, *Water Use*, two existing wells are located on the Project site and  
 2 have historically been used for agricultural purposes. These wells both draw from the Carmel  
 3 Valley Alluvial Aquifer. The owner of the Project site has a riparian water right as well as the  
 4 documented reservation for appropriative rights to 96 acre-feet per year (AFY) (SWRCB Order  
 5 WRO 2003-0014; see Section 4.7, *Hydrology and Water Quality*).

6 Overall proposed water use associated with ongoing operation of the proposed Project would be  
 7 approximately 63.4 AFY (refer to Table 2-4). This estimate includes both the water that would be  
 8 used for irrigation and agricultural use and the water that would be treated for domestic use at  
 9 the restrooms, office, and clubhouse. Given that the Carmel River was found to be hydrologically  
 10 connected to the Carmel Valley Alluvial Aquifer, this groundwater pumping to support this  
 11 water use could result in an associated reduction of streamflow (see Section 4.8, *Hydrology and*  
 12 *Water Quality*).

13 Because the Project entails a change in use for groundwater pumped from the Carmel Valley  
 14 Alluvial Aquifer, the Project applicant is required to obtain a Water Distribution System Permit  
 15 from the MPWMD. The MPWMD confirmed the likely approval of the 62.91 AFY quantity in  
 16 their letter of comment on the IS/MND for this Project (see Appendix F). Based on the  
 17 requirement to obtain a Water Distribution System Permit for the change in water use associated  
 18 with the Project, the property owner would need to comply with the conditions of this new  
 19 permit, particularly any restrictions to the volume of water that could be extracted under the  
 20 permit. Water diversions associated with the proposed Project would be subject to SWRCB-  
 21 required maintenance of minimum mean daily in-stream flows as specified in Table 4.4-3. No  
 22 water would be diverted if the in-stream flows were reduced by such diversion below the  
 23 minimum mean daily flows specified in Table 4.4-3. For more discussion regarding water rights,  
 24 historic uses, and water distribution system permits, see Section 4.8, *Hydrology and Water Quality*.

25 **Table 4.4-3. Minimum Mean Daily In-Stream Flow Requirements**

December 1 – April 15	April 16 – May 31	June 1 – November 30
<p><b>Prior to Carmel River lagoon opening to the ocean:</b>                      May divert with minimum bypass of 40 cubic feet per second (cfs) at the Carmel River at Highway 1 Bridge gage.</p> <p><b>Following Carmel River lagoon opening to the ocean:</b>                      May divert with minimum bypass of 120 cfs at the Carmel River at Highway 1 Bridge gage.</p>	<p>May divert with minimum bypass of 80 cfs at the Carmel River at Highway 1 Bridge gage.</p>	<p>May divert with minimum bypass of 5 cfs at the Carmel River at Highway 1 Bridge gage.</p>

1 As described in Impact HYD-3 given that the MPWMD's calculation of historic water use is likely  
2 to generate an allowable use below the SWRCB's historic use determination of 96 AFY, proposed  
3 water use under this Project would be below historic use; therefore, implementation of the  
4 proposed Project would not result in a net deficit in aquifer volume, a lowering of the local  
5 groundwater table level, or a reduction of streamflow in the Carmel River.

6 Although any amount of water diversion could be viewed as having an adverse impacts on  
7 aquatic organisms, potential adverse impacts associated with the proposed water withdrawal  
8 would be minimized through the implementation of standard permit conditions required by the  
9 SWRCB for the protection of fisheries, wildlife, and other in-stream uses in the Carmel River.  
10 Further, a reduction in water diversion below that the documented riparian water right as well  
11 as the documented reservation for appropriative rights to 96 AFY (SWRCB Order WRO 2003-  
12 0014) may result in increased flows that could contribute to improved steelhead migratory access,  
13 larger areas of rearing habitat, improved riparian vegetation, and/or improved water quality  
14 (dissolved oxygen, temperature, etc.) in the river and in the Carmel lagoon. Consequently, water  
15 use associated with the proposed Project would not be considered to result in direct adverse  
16 impacts to surface water flows within the Carmel River. As such, impacts to sensitive or special  
17 status aquatic organisms (e.g., South-Central Coast steelhead) would be considered *less than*  
18 *significant*.

19 **Impact BIO-3. Runoff carrying animal waste would potentially result in adverse impacts**  
20 **to water quality that would adversely affect aquatic habitat within the**  
21 **Project area (Less than significant with mitigation, Class II).**

22 As described in Section 2.4.1.1, *Proposed Training Areas and Agriculture*, the proposed Project  
23 would include livestock maintained onsite for herding excises, wool production, and weed/grass  
24 control both on- and offsite. Presence of animals onsite would result in manure on the premises  
25 and could result in soil disturbance from animals running or walking in loose soils. However,  
26 livestock would not be grazed in the riparian area adjacent to the Carmel River and the proposed  
27 Project includes a livestock manure management program for animal concentration areas (e.g.,  
28 the protective enclosures) that includes composting and/or disposal of any substantial quantity  
29 of manure by Waste Management, as required by the Monterey County Environmental Health  
30 Department (refer to Section 2.4.3.6, *Solid Waste Management*). As described in Impact HYD-2,  
31 indirect impacts to water quality associated with the presence of livestock onsite would be *less*  
32 *than significant*.

33 The proposed Project also contains measures intended to limit the impacts of dogs present on the  
34 site. Dog waste would be collected on the site as it is produced at specially marked impermeable  
35 dog waste collection receptacles, which would be provided at all areas proposed for use by dogs  
36 (e.g., the Member Training Areas, open exercise area, and riparian picnic area). These receptacles  
37 would be regularly serviced and would be disposed of under contract with Waste Management.  
38 Additionally, MM BIO-3 would require that all dog waste is picked up at the end of each day.  
39 Therefore, dog waste would not accumulate on the ground where it could enter storm water and

1 possibly reduce water quality. Further, the Project would limit the number of dogs allowed in the  
2 riparian area by the Carmel River, with a maximum of 30 dogs allowed at any given time in the  
3 first year. In subsequent years, the limit would be based on minimizing impacts identified in the  
4 previous year's monitoring program. Carmel River is not listed as an impaired water on the 2010  
5 Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report) (SWRCB 2010), and  
6 impacts associated with the proposed Project would not be anticipated to complicate or  
7 compound local water quality issues. Therefore, potential impacts to water quality and associated  
8 impacts to biological resources would be *less than significant with mitigation*.

#### 9 Mitigation Measures

10 MM BIO-3. As a component of the Manure Management Plan, the Applicant shall prepare  
11 a dog waste management plan, requiring that all dog waste be picked up at  
12 the end of each day and deposited into appropriate dog waste collection  
13 receptacles. The Applicant is responsible for monitoring the facility for  
14 compliance with this and any other requirements of the dog waste  
15 management plan.

16 **Plan Requirements and Timing.** Dog waste management shall be included as  
17 a component of the Manure Management Plan to be prepared by the Applicant  
18 and approved by Monterey County Environmental Health Office prior to the  
19 issuance of grading and/or building permits for the proposed Project.

20 **Monitoring.** The final Manure Management Plan shall be submitted to the  
21 Monterey County Environmental Health Office for final review and approval  
22 prior to issuance of building and/or grading permits.

23 **Impact BIO-4. Increased access to the Carmel River riparian corridor associated with the**  
24 **proposed Project would potentially result in indirect impacts to wildlife,**  
25 **including sensitive species, during Project operation (Less than significant**  
26 **with mitigation, Class II).**

27 Daily, non-event use of the Carmel Canine Sports Complex (CCSC) facility is anticipated to reach  
28 up to 20 percent membership use a day, with 500 total anticipated members, the total number of  
29 owner/dog visits would be up to 100 owners/dogs a day. While daily use of the training facilities,  
30 located within what is currently fallow agricultural lands, could have indirect noise impacts (see  
31 Impact BIO-5), these activities would not be anticipated to adversely impact sensitive biological  
32 resources. Vegetation in this area is disturbed and sensitive species are not known to occur in this  
33 region of the Project area.

34 While much of the Project area encompasses land that has a long history of on-going disturbance  
35 and is not likely to support special status species, the key areas of concern occur in the five acres  
36 of the 48.6-acre Project area that are located outside of the agricultural safety fence, particularly  
37 along the lower terrace riparian corridor along the Carmel River. This riparian area, which is

1 publically accessible, provides federally designated critical habitat for South-Central Coast  
2 steelhead trout as well as California red-legged frog and is the site of the MPWMD Valley Hills  
3 Restoration project, which is aimed at addressing erosion issues and the decline of Carmel River  
4 habitat (MPWMD 2004). In addition to daily training activities, members of the CCSC facility  
5 would have the opportunity to walk in this riparian corridor and visit the active channel of the  
6 Carmel River in the 2.5-acre terrace floodplain area on the north bank of the river. As described  
7 in Section 2.4.1.3, *Natural Areas and Proposed Use*, a maintained trail and picnic table already exists  
8 in this area and it is likely used regularly, and the proposed Project would result in an increase in  
9 usage of this area. However, access to this area for CCSC members would be provided by  
10 reservation only and could be limited by river conditions and/or agency activities, as determined  
11 on a day-to-day basis. Additionally, no access to any portion of the CCSC lands outside the locked  
12 food safety fence would be granted during CCSC events to event participants or their guests.

13 The increased presence of humans and dogs within the riparian habitat area associated with the  
14 proposed Project could result in disruption of critical habitat function and natural activities of  
15 special status species, including migratory and nesting birds, raptors, and waterfowl.  
16 Additionally, human and canine disturbance could result in indirect harassment and/or  
17 predation or injury to special status species, including but not limited to South-Central Coast  
18 steelhead trout, California red-legged frog, western pond turtle, and dusky-footed woodrat,  
19 which have been documented on the Project site. These activities could also impact other sensitive  
20 species with low to moderate potential to occur in this area (refer to Table 4.4-2).

21 Brand (2008) indicated that high intensity off-leash use areas within riparian habitats in Colorado  
22 have exhibited low vegetation cover or bare ground. Additionally, the banks of the water features  
23 in these areas are generally characterized by accelerated erosion. Dogs may directly affect wildlife  
24 by flushing, chasing, and potentially injuring or killing individuals. Dogs may also indirectly  
25 affect birds, small mammals and other fauna by reducing energy reserves, adding additional  
26 nutrients to affected ecosystems (primarily nitrogen from urine and feces), and affecting wildlife  
27 behaviors through noise and scent marking. Brand (2008) found that bird density and diversity  
28 were significantly lower only in riparian off-leash areas when compared to on-leash areas.

29 As described in Section 2.4.1.3, *Natural Areas and Proposed Use*, CCSC would limit the number of  
30 dogs in the riparian area to no more than 30 per day for the first year in order to provide an impact  
31 monitoring baseline. Subsequent years' usage would be managed in the area to avoid impacts  
32 identified in the previous years' monitoring results. These limitations along with additional  
33 mitigation measures would reduce adverse impacts and this impact would be *less than significant*  
34 *with mitigation*.

### 35 Mitigation Measures

36 MM BIO-4a. The Project Applicant shall post signs that require all dogs to be kept on leash  
37 at all times outside of the food safety fence. Further, the Project Applicant shall  
38 require members to stay on trails and prohibit canine use of the Carmel River



1 (e.g., swimming, etc.). CCSC shall hand out a pamphlet at the  
2 reservation/registration process describing these restrictions.

3 **Plan Requirements and Timing.** Project applicant shall post signs and prepare  
4 a pamphlet describing restrictions in the riparian area prior to commencement  
5 of Project operation.

6 **Monitoring.** To ensure compliance, County of Monterey staff shall review the  
7 pamphlet prior to issuance of grading and/or building permits and the  
8 applicant shall provide proof that the placement of signs has been completed  
9 prior to commencement of Project operation.

10 MM BIO-4b. The Project Applicant shall strictly enforce a daily cap of 30 dogs per day, and  
11 no more than 5 dogs at any one time, visiting the area outside of the food safety  
12 fence during the first year of CCSC operation. The number of people and dogs  
13 visiting the area outside of the fence shall be logged by the Project Applicant  
14 as a component of the reservation/registration process.

15 **Plan Requirements and Timing.** CCSC shall record number of people and  
16 dogs visiting the riparian area on a daily basis.

17 **Monitoring.** CCSC shall provide these statistics to the County of Monterey  
18 along with an annual report, within 12 months of the date of commencement  
19 of Project operation, describing the results of monitoring activities within the  
20 riparian area (see MM BIO-4c).

21 MM BIO-4c. The CCSC shall coordinate with Monterey County, CDFW, and MPWMD to  
22 develop an annual Habitat Management Plan and monitoring program that  
23 assesses riparian vegetation cover and density as well as bird, amphibian, and  
24 reptile occurrences and density within the five acre riparian area included  
25 within the Project site. The monitoring program shall include a control site  
26 along the Carmel River with which to compare the impacted Project site. CCSC  
27 shall coordinate with Monterey County, CDFW, and MPWMD to define object  
28 triggers to reduce or restrict the number of dogs permitted within the riparian  
29 area. Data from semi-annual monitoring as well as annual visitation data shall  
30 be compiled into an annual Habitat Management Plan provided to the  
31 Monterey County, CDFW, and MPWMD. Management of the riparian area  
32 shall be revisited annually with these agencies.

33 **Plan Requirements and Timing.** CCSC shall develop a semi-annual  
34 monitoring program with input from Monterey County, CDFW, and MPWMD  
35 prior to the issuance of a use permit.

1                    **Monitoring.** The County of Monterey, CDFW, and MPWMD shall review the  
2                    Habitat Management Plan and provide input on adaptive management should  
3                    quantitative coverage or density triggers be exceeded for vegetation or wildlife  
4                    within the riparian area. Additionally, MM BIO-5a and -5b requiring dogs to  
5                    be on-leash within the riparian area and the 30-dog per day limit can be  
6                    continued or revised as approved by CDFW and MPWMD.

7                    **Impact BIO-5.    Increased access to the Carmel River riparian corridor associated with the**  
8                    **proposed Project would potentially result in the spread of non-native**  
9                    **invasive plant species or predatory non-native wildlife (Less than**  
10                    **significant with mitigation, Class II).**

11                    Implementation of the proposed Project would introduce up to 30 dogs per day into the five-acre  
12                    riparian area located to the south of the food safety fence. Canine activity in this area would have  
13                    the potential to increase the spread of invasive aquatic and terrestrial vegetation. However,  
14                    implementation of MM BIO 4a, -4b, and -4c would minimize these impacts within the riparian  
15                    corridor. Further, as the remainder of the Project site is characterized by disturbed or landscape  
16                    vegetation canine activity would not noticeably impact vegetation or the spread of invasive plant  
17                    species in this area.

18                    The proposed Project would involve the construction of a one-acre irrigation reservoir. This  
19                    permanent surface water resource could create habitat for potentially predatory species, such as  
20                    bullfrogs (Nedeff 2014). Bullfrogs are known to occur within the Carmel Valley watershed and  
21                    prey on California red-legged frogs (MPWMD 2004). Bullfrogs are consistently encountered in  
22                    pools along the Carmel River during annual fish rescue operations (MPMWD 2004). Permanent  
23                    water sources, such as marshes, ponds, or lakes are the preferred habitats of bullfrogs. Where  
24                    introduced, bullfrogs displace and/or prey on indigenous amphibians from these habitats.  
25                    Bullfrogs can travel over land distances of over 0.5 miles to colonize new water sources.  
26                    Therefore, there is the potential that, once established, these bullfrog populations could increase  
27                    in population within the Carmel River riparian corridor, displacing valuable and sensitive species  
28                    within this sensitive habitat area. Both tadpoles and adult bullfrogs are voracious feeders and can  
29                    consume benthic algae and the eggs or offspring of many species of native invertebrates and  
30                    vertebrates including fishes, reptiles, amphibians, water birds, and even small mammals. It is also  
31                    believed that bullfrogs, once established, can compete directly with native birds, reptiles,  
32                    amphibians, and fishes for limited food resources (Snow and Witmer 2010). However, impacts  
33                    related to invasive species could be minimized through the implementation of practical  
34                    management activities. Therefore, impacts to biological resources associated with the proposed  
35                    Project would be *less than significant with mitigation* to control predatory bullfrogs.

#### 36                    Mitigation Measures

37                    MM BIO-5a.        The Applicant shall fence the reservoir with low impermeable fencing to  
38                    prevent the movement of amphibians into the reservoir and to prevent the  
39                    establishment of predatory bullfrogs.

1                    **Plan Requirements and Timing.** CCSC shall include this requirement in all  
2 Project plans prior to the issuance of grading and/or building permit.

3                    **Monitoring.** The County of Monterey shall ensure that this element of the  
4 Project design is included on all Project plans.

5 MM BIO-5b.        Consistent with MPWMD guidance, the Project Applicant shall remove  
6 bullfrog adults and drain the irrigation reservoir once during the late fall to  
7 eliminate bullfrog tadpoles.

8                    **Plan Requirements and Timing.** CCSC shall coordinate with CDFW and  
9 MPMWD and shall drain the irrigation reservoir once per year between 15  
10 October and 15 November.

11                   **Monitoring.** The County of Monterey, CDFW, and MPWMD shall be provided  
12 with a description of all bullfrog adults and bullfrog tadpoles removed in the  
13 annual report associated with MM BIO-4b.

14 **Impact BIO-6.    The operation of the proposed Project site as well as the associated noise**  
15 **generated at the Project site would potentially adversely affect the use of the**  
16 **Carmel River as a riparian wildlife corridor (Less than significant, Class III).**

17 As described in Impact NOI-2, daily operation noise is anticipated to primarily be generated from  
18 ongoing agricultural operations, dog barking, daily canine training and exercise activities (i.e.,  
19 whistles and commands), and increased traffic on vicinity roadways. Livestock including sheep,  
20 goats, and ducks would also generate noise that would be consistent with the ambient rural  
21 environment.

22 The proposed Project has been designed to place the primary training areas in the central portion  
23 of the site away from adjacent uses and is designed to allow owner and trainers to work  
24 independently at various locations onsite. As such, the proposed Project satisfies 7.1.3 (CV) in the  
25 Carmel Valley Master Plan that requires “[d]evelopment shall be sited to protect riparian  
26 vegetation, minimize erosion, and preserve the visual aspects of the river. Therefore,  
27 development shall not occur within the riparian corridor.” The noise level from dog barking to  
28 nearest receptors would range between 50 and 58 A-weighted decibels (dBA) based on distance  
29 (see Table 4.9-2). General noise levels between 50 and 58 dBA would not be anticipated to  
30 adversely impact wildlife species within the riparian corridor and would not be anticipated to  
31 prevent the continued use of the Carmel River as a wildlife corridor. Further, member access to  
32 the riparian area (refer to Impact BIO-4) would not be anticipated to significantly impact wildlife  
33 species utilizing the riparian corridor. Consequently Impacts to biological resources would be *less*  
34 *than significant*.

35 As described in Impact NOI-3, the proposed Project would host special events up to 24 days  
36 throughout the year (equivalent to eight 3-day weekends each year). Events would be limited to

1 a maximum of 250 participants and guests, and up to 300 dogs onsite during the largest events.  
2 Primary noise associated with events would occur from increased traffic, RV use, and event  
3 competition noise including use of an amplified sound system and dog barking. This would result  
4 in short-term noise associated with event traffic, RV generator and overnight noise levels, and  
5 competition events. Noise levels for up to 70 generators at the nearest sensitive receptor would  
6 be up to 64 dBA under this scenario, which would be inconsistent with the background ambient  
7 noise levels under a worst-case scenario. However, these noise impacts would be short-term,  
8 lasting from only one to four days and would be further reduced by MM NOI-3. Consequently,  
9 impacts to biological resources associated with event noise would be *less than significant*.

#### 10 **4.4.5.4 Cumulative Impacts**

11 As described in Impact HYD-5, the proposed Project would contribute to continued withdrawals  
12 from the Carmel Valley Alluvial Aquifer, which is currently over-appropriated and contributes  
13 to reduced flows in the Carmel River. These withdrawals, when combined with other  
14 groundwater pumpers in the area, would affect groundwater levels and associated surface flows  
15 in the Carmel River. However, the MPWMA performs hydrologic monitoring of the aquifer and  
16 monitors CalAm water wells as part of their management efforts. Given that new projects  
17 proposing to use water from the aquifer would have to follow the policies and procedures defined  
18 by the MPWMD, they would also face strictly enforced pumping restrictions aimed at preserving  
19 river flows and protecting aquatic biological resources. Additionally, as discussed in Impact  
20 HYD-3 and Impact BIO-2, groundwater pumping associated with the proposed Project would be  
21 constrained at levels at or below historic use, thereby preventing the proposed Project from  
22 resulting in any additional impacts surface flows in the Carmel River and associated adverse  
23 impacts to biological resources.

24 The Project would also contribute, in combination with other projects in the Carmel Valley, to  
25 increased recreational use and associated disturbance along the Carmel River. As the Carmel  
26 River is an important habitat linkage, these impacts would potentially be adverse to species.  
27 However, the Project proposes no construction or nighttime features within the Carmel River  
28 area that would potentially obstruct or degrade use of the Carmel River for migration. Therefore,  
29 cumulative impacts to groundwater levels and surface flows in the Carmel River and its use as a  
30 migration corridor would be *less than significant*.

#### 31 **4.4.5.5 Residual Impacts**

32 Implementation of listed mitigation measures, including MM BIO-2, MM BIO-3, MM BIO-4a  
33 through 4c, MM BIO-5a and -5b which limit the amount of diverted water to the Project, require  
34 dogs to be on-leash outside of the food safety fence area, preparation of a Habitat Management  
35 Plan, and measures to reduce the potential for bullfrogs within the irrigation pond, would reduce  
36 the level of impacts related to biological resources to levels that are less than significant.

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# Section 4.5 Cultural Resources

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3

## 4.5.1 Introduction

4 This section provides a brief overview of the prehistory, history, and archaeology of the  
5 Monterey Peninsula and describes existing known cultural resource sites in the vicinity of the  
6 Project site. This section also examines the potential impact of the proposed Project on cultural  
7 resources and provides recommended mitigation measures to avoid or reduce potential adverse  
8 impacts. This section was developed using information from the *Preliminary Cultural Resources*  
9 *Reconnaissance of Assessor’s Parcels (APN) 169-431-001, 169-431-002, 169431-003, 169-431-006, 169-*  
10 *431-007, 169-431-008, 169-431-011, and 169-431-012 [PLN130352] in the Unincorporated Portion of*  
11 *the County of Monterey, CA* (hereto referred as the Preliminary Archeological Survey) prepared  
12 by Susan Morley, M.A., Register of Professional Archaeologists (RPA) for the Project site (2013),  
13 the Carmel Valley Master Plan (2013), the Monterey County General Plan (1982), and the  
14 Monterey County General Plan (2010) and Federal, State, and local historical data resources.

15 Cultural resources represent and document the activities, accomplishments, and traditions of  
16 past and present cultures and link current and former inhabitants of an area. Archaeological  
17 resources include areas where prehistoric or historic activity measurably altered the earth, and  
18 include physical remains (e.g., arrowheads, bottles, or dietary refuse), environmental indicators  
19 such as pollen or other plant remains, and the soils or sediments in which they are deposited.  
20 Architectural resources include standing buildings, districts, bridges, and other structures of  
21 historic or aesthetic significance. Because of the potential occurrence of historic structures and  
22 archeological remains from multiple periods of occupation, this EIR provides background  
23 information on these prehistoric and historic periods.

24

## 4.5.2 Environmental Setting

25 The Monterey Peninsula has a rich cultural background that begins with its historical  
26 abundance of natural resources. An overview of the prehistory, ethnography, and history of the  
27 region is provided below to provide context for cultural resources that could be contained  
28 within the Project site. Additionally, the findings of the Preliminary Archeological Survey  
29 within the Project site are described below.

30

### 4.5.2.1 Prehistory

31 First occupation of the Monterey Peninsula is thought to have occurred as much as 10,000 years  
32 ago by hunter-gatherer groups who used simple tools made from rock, bone, and shell, such as  
33 projectile points and milling stones. Around 4,000 years ago, a cultural shift induced a change in  
34 food sources to include more gathered resources, with emphasis on acorn crops and marine

1 species. Around 1,500 years ago, Native Americans displayed greater use of bows and arrows  
2 instead of older hunting tools, such as spears. There is evidence of numerous settlements using  
3 shells for trade, a disc-bead monetary system, and a greater community complexity around the  
4 same time (Monterey County 2009).

5 Two archaeological “patterns” exist for the Monterey Bay area: the Sur Pattern and the  
6 Monterey Pattern. The Sur Pattern represents a subsistence strategy based on foraging and a  
7 basic economy. The Sur Pattern existed more than 3,000 years before the present (BP) and may  
8 be associated with Hokan-speaking ancestors of historic Esselen populations. The Monterey  
9 Pattern appears in the Monterey Bay area after 2,450 years BP and highlights the collection and  
10 exploitation of marine resources, such a shellfish. The Monterey Pattern may be associated with  
11 Penutian-speaking ancestors of historic Costanoan populations (Monterey County 2012). Native  
12 Americans displayed an intimate knowledge of the natural world as economic geologists. They  
13 processed vegetable foods, fished and hunted, and while they did not cultivate the land, there is  
14 evidence that they practiced land management through annual burnings to encourage spring  
15 growth (Lewis 1978).

#### 16 **4.5.2.2 Ethnography**

17 At the time of established Euroamerican contact circa 1769, Native American groups of the  
18 Costanoan language family occupied the area from San Francisco Bay to southern Monterey  
19 Bay and the lower Salinas River.<sup>1</sup> The Costanoan language family consists of eight separate and  
20 distinct languages, and approximately 50 tribelets. Collectively, the Costanoan are also referred  
21 to as the Ohlone. The Rumsen triblet and also the Esselen were two main populations to occupy  
22 the Monterey Peninsula area and nearby area. <sup>2</sup> A wide variety of ecological zones, including  
23 foothills, valleys, sloughs, and coastal areas, were exploited by Costanoans to obtain  
24 subsistence. Seeds, nuts, berries, roots, insects, birds, fish, shellfish, and both marine and  
25 terrestrial mammals (e.g., sea otter, harbor seal, deer, grizzly bear, rabbit, and squirrel) were all  
26 sources of sustenance for the Costanoans (Monterey County 2012).

27 Traditionally, Costanoan habitation followed a semi-sedentary pattern; their cultural sites have  
28 been mostly found in areas adjacent to joining streams or springs. As the Costanoan relied  
29 primarily on marine resources for food, coastal sites used for resource gathering and processing  
30 are fairly common. Nonetheless, site locations have been found more than 50 miles inland.  
31 Indicators of a prehistoric site include the presence of suitable exposures of rock for mortars and  
32 milling activities, ecotones, availability of water and shelter, and the presence of oak groves,  
33 marshes, quarries, or game trails (Monterey County 2009). Trade routes would show evidence  
34 of temporary camps or activity areas. Unfortunately, Costanoan culture was dramatically  
35 affected by missionization, and information (e.g., mission records and travelers logs) regarding  
36 its pre-contact organization is incomplete and inconsistent (Morley 2013).

---

<sup>1</sup> Costanoan from the Spanish word, *Costanos*, the people of the central coast

<sup>2</sup> Costanoan, Ohlone, Esselen and Rumsen are all name used by the by the peoples of the San Jose mission in 1906 to identify the aboriginals, but no one knows what they called themselves (Diehl 2013).

1 While little is known about the political structure of early Native American life, through the use  
2 of hexagram illustrations of tribal names and linguistic groups on maps, archeologists believe  
3 that the Project vicinity was home to a larger variety of territories divided by “tribes” of  
4 linguistic groups. Anthropologists Bean with Lawten (1973) and Bean with Blackburn were  
5 some of the first to theorize that prehistoric peoples in the region were more interconnected and  
6 complex, and that villages in close proximity to one another experienced intermarriages,  
7 thereby connecting villages as familial extensions. Miliken’s ethnographies of the Monterey  
8 region also provide evidence that the elite from various villages intermarried to form political  
9 alliance (Miliken 1995 and 1987). Additionally, it is documented that “the Indian clans were  
10 known as *Ensenes*, *Excelenes*, *Achistas*, *Runsenes*, *Sakhones*, and were considered as belonging to  
11 one nation” (Salvador Mucjai quoted in Taylor 1856:5, in Morley 2013).

### 12 **4.5.2.3 History**

13 The earliest documented contact with Native Americans in Monterey occurred in 1602, when  
14 Sebastian Vizcaino landed in the area after being chartered by the then Viceroy of Mexico,  
15 Count Monte Rey. In 1770, Padre Junipero Serra founded Mission San Carlos de Borromeo.  
16 Many Rumsen-Costanoan/Ohlone were relocated to this mission, which was later moved to  
17 Carmel. The Spanish were intent on missionizing the Native Americans, and by 1810 most  
18 Native Americans in the area were either incorporated or relocated into the local missions. The  
19 process of missionization severely disrupted Costanoan cultural practices. The process of  
20 missionization, and outbreaks of European diseases, virtually ended the traditional life of the  
21 Costanoan/Ohlone tribes. After the mission system ended, Costanoans and other Native  
22 American groups across California were forced into “vaquero” service on large ranchos that  
23 emerged in the area (Monterey County 2012). The Project site is situated at the eastern edge of  
24 what was the Canada de la Segunda Mexican land grant. This land grant encompassed 4,367  
25 acres and was granted to Lazaro Soto by the Mexican Government (Morley 2013).

26 After the 1850 succession of California to the United States (U.S.), this region saw a growth of  
27 Anglo-Americans migrants. Congress and the President of the United States authorized Special  
28 Agents McKee, Barbour, and Wozencraft to form a treaty with the California Indians with the  
29 purpose of ceding the majority of Californian lands to the U.S. and to reserve territory of the  
30 interior of California for reservations. While the treaties were not honored, they effectively  
31 promoted the influx of American migration which brought with it major regional, cultural and  
32 economic changes. Farmsteads slowly replaced the established ranchos, and the farming of  
33 crops slowly replaced cattle ranching as the primary economic activity in the region (Morley  
34 2013).

35 Trends including a growing agricultural section and an accompanying agricultural worker  
36 migration into the area have continued into the twenty-first century (Monterey County 2012).  
37 Monterey County also developed as a world renowned tourist destination. Pebble Beach and  
38 the Pebble Beach Golf Course exemplify the touristic resort-style attractions that emerged in the  
39 late 1900s. Monterey, Pebble Beach, Carmel, and Pacific Grove also became known as cultural

1 centers during the same period. Famed art and literature, such as John Steinbeck’s novels,  
2 Henry Miller’s readings, and Robinson Jeffers’ poetry, were inspired by the Monterey area.

#### 3 **4.5.2.4 Local Cultural Resources**

4 Within Carmel Valley, the proposed Project is located within a designated area of  
5 archaeological sensitivity. Susan Morley, M.A., RPA, completed a Preliminary Archaeological  
6 Assessment for the Project site in June, 2013, pursuant to Monterey County Planning  
7 Department requirements. The assessment included a background records search at the  
8 Northwest Regional Informational Center of the California Historical Resources Information  
9 System (CHRIS), located at Sonoma State University, Rohnert Park, as well as a field  
10 reconnaissance of the Project area (Morley 2013). These literature searches were undertaken to  
11 determine if there were any previously recorded archaeological resources within the Project  
12 area and whether the area has been included in any previous archaeological research projects.  
13 According to the site record search at CHRIS, there are at least eight surveys that were  
14 conducted within a half-mile radius of the Project Site. Additional records indicate that there are  
15 four prehistoric sites within a mile radius. All four sites are over 1,400 feet from the Project  
16 parcels perimeter. The background records search found no historic resources record within the  
17 Project boundary.

#### 18 **4.5.2.5 Project Setting**

19 The Project is located along the Carmel River, which was historically a common location for  
20 temporary camps or cultural sites (Monterey County 2009); however, no evidence of  
21 archaeological sites were identified and moderate ground disturbance has occurred within the  
22 Project site along the River associated with habitat restoration. Similarly, the Project site has a  
23 long history of agricultural use that included regular tilling of surface soils, which would  
24 reduce the potential for previously unidentified subsurface artifacts.

25 The field reconnaissance was conducted on June 11, 2013, and consisted of standard methods,  
26 including a general surface reconnaissance of the Project area (Morley 2013). This inspection  
27 was facilitated by the fact that the parcel has minimal vegetation and the soils are clearly visible  
28 in most areas; therefore, reconnaissance was performed within the entire Project site boundary  
29 by crisscrossing on foot across the property with methodical inspections for evidence of  
30 significant cultural material remains. The field assessment of the Project site did not reveal any  
31 materials associated with prehistoric or historic resources, such as marine shell, cobbles, burnt  
32 rocks, or anthropogenic soils (Morley 2013).

33 The background records search and research and the surface reconnaissance concluded that  
34 Project is located at least 1,400 feet from the nearest known archaeology site, and that none of  
35 the indicators that define cultural resources in this region were present on the Project parcels.



### 1 **4.5.3 Regulatory Setting**

2 Several State preservation laws guide actions that concern cultural resources. These include  
3 CEQA (Public Resources Code 21000 et seq.), Public Health and Safety Code (HSC), and Public  
4 Resources Code. At the local level, the County requires protection of archaeological and  
5 historical resources as well. All of the following regulations apply to the proposed Project.

#### 6 **4.5.3.1 Federal**

7 The proposed Project does not include any Federal lands. No Federal permits or authorizations  
8 are required for its implementation, and federal funds will not be used. Therefore, the proposed  
9 Project is not considered a Federal undertaking for the purposes of the National Historic  
10 Preservation Act (NHPA) or a Project under the National Environmental Policy Act (NEPA),  
11 and no Federal laws or regulations governing cultural resources apply.

#### 12 **4.5.3.2 State**

##### 13 State CEQA Guidelines

14 State CEQA Guidelines require that historical resources and unique archaeological resources be  
15 taken into consideration during the CEQA planning process (CCR Title 14(3) §15064.5; PRC  
16 §21083.2). If feasible, adverse effects upon significant of historical resources must be avoided or  
17 the effects mitigated (CCR Title 14(3) §15064.5(b)(4)). State CEQA Guidelines require that all  
18 feasible mitigation be undertaken, even if the prescribed mitigation does not mitigate impacts to  
19 a less-than-significant level (CCR Title 14(3) §15126.5 (a)(1)).

20 The term that CEQA uses for significant cultural resources is “historical resource,” which is  
21 defined as a resource which meets one or more of the following criteria: 1) listed in, or  
22 determined eligible for listing, in the California Register of Historical Resources (California  
23 Register); 2) listed in a local register of historical resources as defined in PRC Section 5020.1(k);  
24 3) identified as significant in a historical resource survey meeting the requirements of PRC  
25 Section 5024.1(g); or 4) determined to be a historical resource by a project’s lead agency (PRC  
26 Section 21084.1 and State CEQA Guidelines Section 15064.5(a)). A historical resource consists of:

27 Any object, building, structure, site, area, place, record, or manuscript which a lead agency  
28 determines to be historically significant or significant in the architectural, engineering,  
29 scientific, economic, agricultural, educational, social, political, military, or cultural annals  
30 of California.... Generally, a resource shall be considered by the lead agency to be  
31 ‘historically significant’ if the resource meets the criteria for listing on the California  
32 Register of Historical Resources” CEQA Guidelines Section 15064.5(a)(3).

33 In accordance with State CEQA Guidelines Section 15064.5(b), a project that may cause a  
34 substantial adverse change in the significance of a historical resource is a significant effect on  
35 the environment.

1 CEQA requires a lead agency to determine if an archaeological resource meets the definition of  
2 a historical resource, a unique archaeological resource, or neither (State CEQA Guidelines  
3 Section 15064.5(c)). Prior to considering potential impacts, the Lead Agency must determine  
4 whether an archaeological resource meets the definition of a historical resource in State CEQA  
5 Guidelines Section 15064.5(c)(1). If the archaeological resource meets the definition of a  
6 historical resource, then it is treated like any other type of historical resource in accordance with  
7 State CEQA Guidelines Section 15126.4. If the archaeological resource does not meet the  
8 definition of a historical resource, then the lead agency determines if it meets the definition of a  
9 unique archaeological resource as defined in CEQA Statutes §21083.2(g). In practice, however,  
10 most archaeological sites that meet the definition of a unique archaeological resource will also  
11 meet the definition of a historical resource (Bass, Herson, and Bogdan 1999:105). Should the  
12 archaeological resource meet the definition of a unique archaeological resource, then it must be  
13 treated in accordance with CEQA Statutes §21083.2. If the archaeological resource does not meet  
14 the definition of a historical resource or a unique archaeological resource, then effects to the  
15 resource are not considered significant effects on the environment (State CEQA Guidelines  
16 Section 15064.5(c)(4)).

#### 17 California Health and Safety Code Section 7050.5

18 California HSC Section 7050.5 states that in the event of discovery or recognition of any human  
19 remains in any location other than a dedicated cemetery, there shall be no further excavation or  
20 disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until  
21 the coroner of the county in which the remains are discovered has determined whether or not  
22 the remains are subject to the coroner's authority. If the human remains are of Native American  
23 origin, the County Coroner must notify the NAHC within 24 hours of this identification. The  
24 NAHC will identify a Native American Most Likely Descendant (MLD) to inspect the site and  
25 provide recommendations for the proper treatment of the remains and associated grave goods.

#### 26 Public Resources Code Section 5097.5

27 PRC Section 5097.5 provides for the protection of cultural resources. This PRC section prohibits  
28 the removal, destruction, injury, or defacement of archaeological features on any lands under  
29 the jurisdiction of state or local authorities.

#### 30 California Register of Historical Resources

31 The State of California Historical Resources Commission has designed the California Register  
32 for use by State and local agencies, private groups, and citizens to identify, evaluate, register,  
33 and protect California's historical resources. The California Register is the authoritative guide to  
34 the State's significant historical and archaeological resources.

35 The California Register program encourages public recognition and protection of resources of  
36 architectural, historical, archaeological, and cultural significance; identifies historical resources  
37 for state and local planning purposes; determines eligibility for State historic preservation grant  
38 funding; and affords certain protections under CEQA. The following criteria are utilized when

1 determining if a particular resource has architectural, historical, archaeological, or cultural  
2 significance.

- 3 • **Criterion 1:** Is the resource associated with events that have made a significant  
4 contribution to the broad patterns of local or regional history or the cultural heritage  
5 of California or the United States?
- 6 • **Criterion 2:** Is the resource associated with the lives of persons important to local,  
7 California, or national history?
- 8 • **Criterion 3:** Does the resource embody the distinctive characteristics of a type,  
9 period, region, method of construction, or represent the work of a master or  
10 possesses high artistic values?
- 11 • **Criterion 4:** Has the resource yielded, or have the potential to yield, information  
12 important to the prehistory or history of the local area, California, or the nation?

### 13 **4.5.3.3 County**

#### 14 Monterey County General Plan (2010 Updated 2013) Public Services Element

15 The County 2010 General Plan includes a Public Services Element, which is essential to address  
16 critical infrastructure and service issues. Goal PS-12 states the County's intent to identify,  
17 designate, protect, preserve, enhance, and perpetuate those structures and areas that contribute  
18 to the historical heritage of the County. This Goal includes Policies PS-12.1 through 12.17 to  
19 protect the County's cultural resources, through use of ordinances, zoning, information and  
20 maintenance.

#### 21 Carmel Valley Master Plan

22 The General Plan defers to the Carmel Valley Master Plan to supplement specific guidelines and  
23 to identify and protect archaeological within the Carmel Valley Region.

24 ***Policy CV-3.13:** Historic and Archaeological Resources, including buildings and sites of  
25 historical significance, located in Carmel Valley shall:*

- 26 *a. be reviewed on a site by site basis*
- 27 *b. be rezoned to "HR" District as a condition of permit approval for any development  
28 impacting such sites*
- 29 *c. require preservation of the integrity of historic sites and/or structures*

30 *A committee to evaluate the current condition of each and recommend deletions, additions or  
31 other measures shall be drawn from members of local historical, architectural, and/or educational  
32 societies as determined by the Planning Commission.*

## 4.5.4 Environmental Impact Analysis

### 4.5.4.1 Thresholds of Significance

#### CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project is considered to have a significant impact on Cultural Resources if it is found to:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(b)(1). Specifically, substantial adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5(c)(2)
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature pursuant to CEQA Guidelines Section 15064.5(c)(2)
- Disturb any human remains, including those interred outside of formal cemeteries pursuant to CEQA Guidelines Section 15064.5(d)(1)

Further, if a project may cause a substantial adverse change in the characteristics of a resource that convey its significance or justify its eligibility for inclusion in the California Register of Historical Resources (CRHR) or a local register, either through demolition, destruction, relocation, alteration, or other means, then the project is judged to have a significant effect on the environment (CEQA Guidelines, §15064.5(b)). Direct impacts may occur by:

1. Physically damaging, destroying, or altering all or part of the resource;
2. Altering characteristics of the surrounding environment that contribute to the resource's significance;
3. Neglecting the resource to the extent that it deteriorates or is destroyed. Indirect impacts primarily result from the effects of project-induced population growth. Such growth can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources; or
4. The incidental discovery of cultural resources without proper notification.

Direct impacts can be assessed by identifying the types and locations of proposed development, determining the exact locations of cultural resources within the Project area, assessing the significance of the resources that may be affected, and determining the appropriate mitigation.

1 Indirect impacts primarily result from the effects of Project-induced population growth.  
2 Removal, demolition, or alteration of cultural resources can destroy the historic fabric of an  
3 archaeological site, structure, or historic district. Due to their nature, indirect impacts are much  
4 harder to assess and quantify.

5 CEQA provides guidelines for mitigating impacts to historical resources in Section 15126.4. For  
6 architectural resources, maintenance, repair, stabilization, restoration, preservation,  
7 conservation, or reconstruction in a manner consistent with the Secretary of the Interior's  
8 Standards and Guidelines (Weeks and Grimmer 1995) generally will constitute mitigation of  
9 impacts to a less-than-significant level.

#### 10 **4.5.4.2 Project Impacts and Mitigation Measures**

11 For cultural resources, impact assessment is based on a comparison of known resource locations  
12 with the placement of ground disturbing Project activities that have potential to remove,  
13 relocate, damage, or destroy the physical evidence of past cultural activities. If such ground  
14 disturbance overlaps recorded site locations, then a direct impact may occur. Historical  
15 buildings and structures may be directly impacted if the nearby setting and context is modified  
16 substantially, even if the building or structure itself is not physically affected. However, the  
17 nearest historic building or eligible building(s) in the vicinity of the Project site is the Berwick  
18 Manor and Orchard located over 2 miles away along Carmel Valley Road at Dorris Drive, near  
19 the Carmel Valley Ranch Golf Resort. Accordingly, changes at the Project site would not  
20 substantially modify the nearby setting of the historical site (California State Parks Office of  
21 Historic Preservation 2014). Indirect impacts may occur if activities occur near, but not directly  
22 on, known cultural resources.

23 **Impact CR-1. Construction and operation of the proposed Project, including limited**  
24 **excavation, would potentially disturb undiscovered archaeological**  
25 **resources present within the Project site (Less than Significant, Class III).**

26 The archaeological survey performed for the proposed Project revealed no evidence of  
27 archaeological resources within the Project site. The closest known archeological sites are  
28 located more than 1,400 feet away from the Project site and would not be affected by the  
29 proposed Project. Similarly, structures in the immediate vicinity of the Project site include  
30 residential developments under private ownership. None of these residences are considered as  
31 sensitive or structures of historic significance by local, State, or Federal agencies.

32 Construction of the septic and water systems, parking areas, modular structures site pads, and  
33 completion of the irrigation pond would require approximately 6,253 cubic yards (CY) of  
34 grading. Grading would introduce the possibility of encountering subterranean cultural  
35 resources; however, the probability of encountering such resources is still very low given the  
36 history of surface soil disturbance on the site due to agricultural cultivation activities.  
37 Additionally, the County's Standard Condition of Approval PD003(A) would further mitigate  
38 any potential impact to cultural resources by requiring that all activity be stopped within 165

1 feet of inadvertently discovered resources, should any undiscovered cultural resources be  
2 found, until such time that a qualified archaeologist can accurately assess the context and  
3 integrity of the find. Therefore, impacts to cultural resources from implementation of the  
4 proposed Project would be *less than significant*.

#### 5 Mitigation Measures

6 None required.

#### 7 **4.5.4.3 Cumulative Impacts**

8 For cultural resources, the geographic extent of cumulative impacts encompasses a relatively  
9 broad area because the importance of any individual resource can only be judged in terms of its  
10 regional context and relationship to other resources. Thus, the significance of impacts on any  
11 given resource or group of resources must be examined in light of the integrity of the regional  
12 resource base. Because the number of cultural resources is finite, limited, and non-renewable,  
13 any assessment of cumulative impacts must take into consideration: the impacts of the  
14 proposed Project on resources within the Project area; the extent to which those impacts  
15 degrade the integrity of the regional resource base; and impacts other projects may have on the  
16 regional resource base. If these effects, taken together, result in a collective degradation of the  
17 resource base, then those impacts are considered cumulatively considerable.

18 The proposed Project would include negligible impacts to cultural resources of the region. As  
19 such, although other projects on the cumulative projects list in Chapter 3, *Cumulative Projects*  
20 *Scenario*, (such as those that would involve extensive grading) may include impacts to cultural  
21 resources of the region, the proposed Project would not substantially add to the cumulative  
22 impact to regional cultural resources. This impact is therefore *less than significant*.

#### 23 **4.5.4.4 Residual Impacts**

24 The proposed Project would result in less than significant impacts to cultural resources without  
25 need for mitigation. All impacts to cultural resources would be less than significant, and would  
26 involve negligible residual impact.

3 **4.6.1 Introduction**

4 This section evaluates geologic and soil conditions. These conditions are discussed in the  
5 context of the proposed Project and any hazards or obstacles that could affect the Project or the  
6 surrounding community are identified. The geologic resources of an area consist of all soil and  
7 bedrock materials. For purposes of this section, the terms “soil” and “rock” refer to  
8 unconsolidated and consolidated earth materials, respectively, regardless of depth. “Geologic  
9 resources” include mineral deposits, important landforms, and tectonic features. Disturbances  
10 to geological resources may result in geological hazards, such as landslides, unstable soils,  
11 and/or faulting. Depending on the severity of these hazards, they may present substantial  
12 obstacles to new development.

13 **4.6.2 Existing Setting**

14 **4.6.2.1 Regional Geologic Setting**

15 The Carmel Valley is bounded by the  
16 Santa Lucia Mountains to the southwest  
17 and the Sierra de Salinas Mountains to the  
18 northeast. These two mountain ranges are  
19 located within the Southern Coast Ranges  
20 of California, which are characterized by a  
21 series of northwest trending mountains  
22 and valleys. This area of the State is  
23 geologically complex and seismically  
24 active, dominated by active plate tectonics  
25 along the margin between the Pacific and  
26 North American tectonic plates. The San  
27 Andreas Fault forms the boundary  
28 between these two tectonic plates, but  
29 movement also occurs on additional faults



*The Project site is located in the Carmel Valley, on the west side of the Southern Coast Ranges. Steep mountains and hills surround the north, east, and south sides of the Valley, while the valley floor is relatively flat.*

30 over a broad region. Uplift along faults is the primary force that created the mountains and  
31 valleys of the Southern Coast Ranges, including the Santa Lucia and Sierra de Salinas  
32 Mountains. Erosion and deposition of soil from the uplifted mountains formed broad alluvial  
33 fans of well-drained, nutrient rich soil, including the soils found in Carmel Valley (Monterey  
34 County 2`008).

## 1 Faulting

2 This region has three active faults with evidence of historic or recent movement. The San  
3 Andreas Fault runs through the southeastern portion of the County for approximately 30 miles  
4 and poses the greatest seismic hazard to the County. The two other active faults affecting  
5 Monterey County include the Palo Colorado-San Gregorio fault zone and the Monterey Bay  
6 fault zone. The Palo Colorado-San Gregorio fault zone connects the Palo Colorado Fault near  
7 Point Sur, south of Monterey, with the San Gregorio fault near Point Ano Nuevo in Santa Cruz  
8 County. The Monterey Bay fault lies seaward of the City of Seaside extending northwesterly to  
9 the Pacific Ocean (Monterey County 2010).

10 The Project site is located in the Salinian block, between the active San Andreas Fault to the  
11 northeast and the San Gregorio fault to the southwest. The Salinian block is characterized by a  
12 crystalline basement of granitic and regionally metamorphosed rocks. A series of smaller,  
13 generally discontinuous faults run in a northwesterly direction through this area. These faults  
14 displace the Monterey Formation and locally offset Quaternary deposits (i.e., deposits from the  
15 Holocene and Pleistocene epochs; U.S. Geological Survey [USGS] 2009).

16 The faults nearest the Project site are part of the Hatton Canyon fault zone, which runs 7.1 miles  
17 northwest from a point 0.1 mile north of the Project site, through the northeast corner of  
18 Carmel-by-the-Sea, and on toward Point Joe near Pebble Beach. Although the total  
19 displacement along the Hatton Canyon fault is unknown, the elevation of undivided terrace  
20 deposits of Pleistocene age indicate at least 30 meters of vertical offset during or after  
21 Pleistocene time. Additionally, earthquakes along the Hatton Canyon fault indicate recent  
22 activity (USGS 2009).

### 23 **4.6.2.2 Local Setting**

#### 24 Topography

25 Although the Project vicinity includes steep hillsides to the north, east, and south associated  
26 with the Southern Coast Ranges that define the local topography, the immediate Project vicinity  
27 consists of the relatively flat floor of the Carmel Valley. The 48.6-acre Project site includes  
28 approximately 37 acres of agricultural fields, as well as 3 acres of disturbed ruderal habitat and  
29 8 acres of riparian habitat, and is generally flat with a gentle slope toward the Carmel River in  
30 the southern portion of the site. As the site is located within the valley floor, its elevation is  
31 fairly low, ranging from a maximum elevation of approximately 92 feet above mean sea level  
32 (msl) in the northeast corner to a minimum elevation of approximately 60 feet above msl in the  
33 southwest corner.

#### 34 Soils

35 Soils on the Project site are comprised of alluvial deposits from the Holocene epoch,  
36 characterized by unconsolidated, relatively fine-grained, heterogeneous deposits of sand and



1 silt, commonly including relatively thin layers of clay. The Project site includes both older and  
2 younger floodplain deposits, defined as follows (USGS 2009):

3 **Older Floodplain Deposits:** Older floodplain deposits are stratigraphically between  
4 terrace deposits and younger floodplain deposits and are Holocene age. Older  
5 floodplain deposits consist of unconsolidated, relatively fine-grained, heterogeneous  
6 deposits of sand and silt, commonly including relatively thin layers of clay. The grain  
7 size of levee deposits decreases away from abandoned channel-fill deposits. The older  
8 floodplain deposits are nearly flat to gently sloping and fill an irregularly shaped valley  
9 beneath the present-day Carmel River. Interpretation of well log data suggests that the  
10 older floodplain deposits are typically less than 18 meters thick in the study area, but  
11 locally may be as much as 40 meters thick.

12 **Younger Floodplain Deposits:** Holocene age younger floodplain deposits occur in and  
13 adjacent to the present Carmel River channel. These deposits consist of unconsolidated,  
14 relatively fine grained, heterogeneous deposits of sand and silt, commonly including  
15 relatively thin, discontinuous layers of clay. The gravel content is variable and is locally  
16 abundant within channel and lower point bar deposits. The thickness of the younger  
17 floodplain deposits is generally less than 6 meters. They typically are incised within  
18 older floodplain deposits, except near the mouth of the Carmel River, where they occur  
19 as a veneer of levee deposits over older floodplain deposits.

## 20 Faulting, Seismicity, and Earthquakes

21 The Project site, like most of Central California, is located in a seismically-active area with a  
22 high risk of earthquakes. Earthquakes can cause primary hazards, such as ground shaking and  
23 ground displacement, and secondary hazards, including ground failure (lurch cracking, lateral  
24 spreading, and slope failure), liquefaction, seismically induced water waves (tsunamis and  
25 seiches), and dam failure. Between 1914 and 2014, 13 earthquakes of a magnitude of 5.0 or  
26 greater occurred within a 50-mile radius of the Project site. The largest quake in the region was  
27 the 1989 Loma Prieta Earthquake, with an epicenter approximately 40 miles north of the Project  
28 site and an estimated magnitude of 6.9. The majority of earthquakes experienced in the Project  
29 vicinity are attributed to the San Andreas fault, located approximately 30 miles northeast of the  
30 site at the northeastern base of the Southern Coast Ranges, with 11 of the 13 historical  
31 earthquakes in the region occurring along this fault (USGS 2014a). The California Department of  
32 Conservation (CADC) has classified this fault as having experienced displacement in the last  
33 200 years, indicating that this fault is active (CADC 2014).

34 The remaining two earthquakes occurred offshore of the Central Coast near the Point Sur  
35 lighthouse within an hour and 20 minutes of each other on the same day in 1984. The epicenters  
36 of these earthquakes were along the San Gregorio fault zone, which is classified as experiencing  
37 displacement during the Holocene period (past 11,700 years), but has no record of displacement  
38 in the last 100 years (CADC 2014). This fault is considered active by the County (Monterey  
39 County 2010). The Hatton Canyon fault zone is also classified by the CADC as having

1 experiencing displacement during the Holocene period (CADC 2014). According to the USGS,  
 2 earthquakes along the Hatton Canyon fault indicate recent activity; however, this fault is not  
 3 classified as active by the County of Monterey and no recorded earthquakes with a magnitude  
 4 of 5.0 or higher have occurred along this fault zone in the last 100 years (USGS 2009; Monterey  
 5 County 2010; USGS 2014a). The only recorded earthquake with a magnitude of 2.0 or higher  
 6 that has occurred along this fault zone in the last 100 years in the vicinity of the Project area was  
 7 a 2.2 magnitude earthquake in Carmel-by-the-Sea on November 20, 2014 (USGS 2014a).

8 Expansive Soils

9 Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry  
 10 season as soil moisture decreases. The Project site is primarily composed of Pico fine sandy  
 11 loam, which has a low potential for shrinking or swelling (see Table 4.6-1). The southern portion  
 12 of the site, where there is disturbed ruderal habitat and riparian habitat, is comprised of  
 13 Tujunga fine sand with 0 to 5 percent slopes, while the area beneath and directly adjacent to the  
 14 Carmel River is comprised of pavements and fluvents that are frequently flooded. These soil  
 15 types also have a low potential for shrinking or swelling (see Table 4.6-1; U.S. Department of  
 16 Agriculture [USDA] 2014).

17 **Table 4.6-1. Soil Types in the Project Site**

Label	Type	Description	Speed of Runoff	Erosion Hazard	Shrink-Swell Potential
Pf	Pico fine sandy loam	This is a nearly level soil on floodplains. If left exposed during periods of high winds, the soil is subject to some soil blowing.	Slow	Slight	Low
TbB	Tujunga fine sand, 0 to 5 percent slopes.	This is a level and undulating soil on flood plains and alluvial fans, mainly in small, narrow areas along drainages.	Slow	Slight (with some channel erosion)	Low
Ps	Pavements and fluvents, frequently flooded.	This mapping unit consists of undulating areas of stratified sandy, gravelly, and cobbly sediments on floodplains. These areas are subject to annual flooding, scouring, and deposition. Drainage is excessive, and permeability is very rapid.	Slow or very slow	Moderate	Low

18 Source: USDA 2014.

## 1 Liquefaction

2 Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively  
3 shallow, loose, granular, water-saturated soils. Liquefaction is defined as the transformation of  
4 a granular material from a solid state into a liquefied state. Liquefaction is restricted to certain  
5 geologic and hydrologic environments, primarily recently deposited sand and silt in areas with  
6 high groundwater levels. The Carmel Valley is comprised of alluvial deposits and has high  
7 groundwater levels due to the presence of the Carmel Valley Alluvial Aquifer (CVAA), which is  
8 hydrologically connected to the Carmel River (see Section 4.8, *Hydrology and Water Quality*, for  
9 more information on the CVAA). As a result, the Carmel Valley, including the Project site, has a  
10 moderate to high potential for liquefaction (Monterey County 2010).

## 11 Landslides and Slope Instability

12 The stability of slopes is affected by a number of factors including degree of the slope, rock and  
13 soil type, amount of water present, and amount of vegetation present. Events that can cause a  
14 slope to fail include sudden movements such as those during a seismic event, modification of  
15 the slope by nature or humans, undercutting caused by erosion, and changes in hydrologic  
16 characteristics, including heavy rains that can saturate the soil (Caltrans 2001). The Project site is  
17 located in the floor of the Carmel Valley, removed from steep hillsides, in an area designated as  
18 having a low risk of an earthquake-induced landslide (Monterey County 2010). Given the  
19 relatively flat terrain through the Carmel Valley, there is a low potential for slope instability  
20 throughout the floor of the valley.

## 21 Erosion

22 Erosion occurs when soil is carried away from the land surface by either flowing water or by  
23 wind, and has the potential to lead to soil loss, as well as reduced water quality. The Project site  
24 is not highly susceptible to erosion due to its gentle slope and the presence of soils with  
25 minimal erosion potential (refer to Table 4.6-1). Additionally, the speed of runoff from the soils  
26 that are present on the site is low to very low. As a result, precipitation that falls on the site is  
27 able to infiltrate into the ground rather than run off into the Carmel River; therefore, existing  
28 soil that is mobilized by rainfall generally remains on the site. Due to the site's current use as  
29 fallow agricultural land, it is susceptible to erosion due to wind carrying soil offsite, especially  
30 when land is dry and exposed (without cover crops).

## 31 Subsidence

32 Subsidence of the land surface occurs as a result of the withdrawal of groundwater, oil, or gas  
33 from aquifers underlying alluvium. The Carmel Valley includes soils that are comprised of  
34 unconsolidated Holocene deposits, which could be susceptible to uneven settlement and  
35 subsidence (Monterey County 2007). Much of the water supply for the Carmel Valley is  
36 withdrawn from the CVAA, which underlies the valley. Given that groundwater is withdrawn  
37 from the underlying aquifer and that the valley is comprised of soils susceptible to uneven  
38 settlement and subsidence, the Project site is susceptible to these effects.

## 4.6.3 Regulatory Setting

### 4.6.3.1 Federal Regulations

Uniform Building Code. The Uniform Building Code (UBC) defines different regions of the United States and ranks them according to their seismic potential. The seismic potential is classified into four zones, with Zone 1 having the lowest seismic potential and Zone 4 having the highest. Because Monterey County is located in Seismic Zone 4, all new development is required to comply with the design standards applicable to Seismic Zone 4.

Federal Soil Conservation Law. By Congressional policy, this law provides permanently for the control and prevention of soil erosion by preventive measures, including, but not limited to, engineering operations, methods of cultivation, growing of vegetation, and changes in land use.

Clean Water Act Section 402 (National Pollutant Discharge Elimination System [NPDES] Program). This act mandates that certain types of construction activity comply with the requirements of the U.S. Environmental Protection Agency (USEPA) NPDES program. Under State Water Resources Control Board (SWRCB) enforcement, the Central Coast Regional Water Quality Control Board (RWQCB) implements the NPDES program in the Carmel Valley. The program requires a General Construction Activities Storm Water Permit, including implementation of established Best Management Practices (BMPs) for management of storm water, erosion control, and/or siltation. More information regarding this regulation is provided in Section 4.8, *Hydrology and Water Quality*.

### 4.6.3.2 State Policies and Regulations

California Building Code (CBC) (2013). The State of California provides a minimum standard for building design through the CBC, which is based on the International Building Code (IBC), but has been modified to account for California's unique geologic conditions. The CBC is selectively adopted by local jurisdictions, based on local conditions, and the County adopted the CBC, 2013 edition as its Building Code (Monterey County Code, Section 18.02.010). Chapter 16 of the CBC contains specific requirements for seismic safety. Chapter 18 of the CBC regulates excavation and foundations. Chapter 33 of the CBC contains specific requirements pertaining to site excavation and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Appendix J of the CBC regulates grading activities, including drainage and erosion control.

Alquist-Priolo Earthquake Fault Zoning Act (1972). The purpose of this act is to regulate development near active faults to mitigate the hazard of surface rupture. Under this act, the State Geologist is required to delineate earthquake fault zones along known active faults in California.

The State of California Water Resources Control Board (SWRCB). The SWRCB has adopted a statewide construction general permit that applies to storm water and non-storm water discharges from construction activities. This general permit, which is implemented and

1 enforced in the Carmel area by the Central Coast RWQCB, requires all owners of land where  
2 construction activity occurs to:

- 3 • Eliminate or reduce non-storm water discharges to storm water systems and other  
4 waters of the U.S.;
- 5 • Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) emphasizing  
6 storm water BMPs; and
- 7 • Perform inspections of storm water pollution prevention measures to assess their  
8 effectiveness.

9 In addition, SWRCB regulations mandate a “non-degradation policy” for State waters,  
10 especially those of high quality.

### 11 **4.6.3.3 Local Policies and Regulations**

#### 12 Monterey County General Plan/Carmel Valley Master Plan

13 The Project Area is located within the Carmel Valley Planning Area, as defined in the Monterey  
14 County General Plan. Land use policies specific to Carmel Valley are included in the Carmel  
15 Valley Master Plan, which is included in the Monterey County General Plan. The Carmel Valley  
16 Master Plan was amended in February 2013 and includes policies related to erosion that apply  
17 to the proposed Project. These policies include:

- 18 • **Policy CV-3.8:** *Development shall be sited to protect riparian vegetation, minimize erosion, and*  
19 *preserve the visual aspects of the Carmel River.*
- 20 • **Policy CV-3.9:** *Willow cover along the banks and bed of the Carmel River shall be maintained in*  
21 *a natural state for erosion control. Constructing levees, altering the course of the river, or*  
22 *dredging the river shall only be allowed by permit from the MPWMD or Monterey County.*
- 23 • **Policy CV-3.10:** *Predominant landscaping and erosion control material shall consist of plants*  
24 *native to the valley that are similar in habitat, form, and water requirements.*
- 25 • **Policy CV-4.1:** *In order to reduce potential erosion or rapid runoff: a) the amount of land cleared*  
26 *at any one time shall be limited to the area that can be developed during one construction season;*  
27 *and b) motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River,*  
28 *except by permit from the Water Management District or Monterey County.*
- 29 • **Policy CV-5.5:** *Parts of the Carmel Valley aquifer are susceptible to contamination from*  
30 *development in areas not served by a regional wastewater treatment facility. Development*  
31 *projects that include an on-site wastewater treatment system shall provide geologic and soils*  
32 *surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating*  
33 *such a system where it would not pose a threat of contamination to the aquifer. New development*  
34 *on existing lots of record shall be carefully reviewed for proper siting and design of any*  
35 *conventional or alternative on-site wastewater treatment systems in accordance with standards of*  
36 *the Monterey County Code 15.20, the Central Coast Basin Plan and the Carmel Valley*  
37 *Wastewater Study.*

## 1 General Plan Safety Element

2 California Government Code Section 65302(g)(1) requires that each local government prepare  
3 and adopt a Safety Element as a component of its general plan. This involves identifying and  
4 mapping natural hazards and the administration of zoning and subdivision regulations that  
5 account for the safety hazards. The policies and implementation measures contained in this  
6 element provide direction and a course of possible future action for the various County  
7 departments. The County's Safety Element contains policies that address seismic, geologic,  
8 flood, and wildfire hazards, with the following goals:

- 9 • *Goal S-1: Minimize the potential for loss of life and property resulting from geologic and seismic*  
10 *hazards;*
- 11 • *Goal S-2: Reduce the amount of new development in floodplains and, for any development that*  
12 *does occur, minimize the risk from flooding and erosion;*
- 13 • *Goal S-3: Ensure effective storm drainage and flood control to protect life, property, and the*  
14 *environment; and*
- 15 • *Goal S-4: Minimize the risk from fire.*

## 16 Monterey County Code (2014)

17 Supplement 25 updated the Monterey County Code in 2014. The Monterey County Code  
18 includes the laws of the County, with Title 18 of the Code specifically discussing buildings and  
19 construction and Title 21 discussing the zoning regulations pertaining to new development.

## 20 **4.6.4 Environmental Impacts**

### 21 **4.6.4.1 Thresholds for Determining Significance**

22 In accordance with Appendix G of the CEQA Guidelines, the proposed Project would result in a  
23 significant effect under CEQA if it were to:

- 24 a) Expose people or structures to potential substantial adverse effects, including the risk of  
25 loss, injury, or death involving:
  - 26 • Rupture of a known earthquake fault, as delineated on the most recent Alquist-  
27 Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or  
28 based on other substantial evidence of a known fault;
  - 29 • Strong seismic ground shaking;
  - 30 • Seismic-related ground failure, including liquefaction; or
  - 31 • Landslides;
- 32 b) Result in substantial soil erosion or the loss of topsoil;

- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a  
2 result of the Project, and potentially result in on or offsite landslide, lateral spreading,  
3 subsidence, liquefaction, or collapse;
- 4 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code  
5 (1994), creating substantial risks to life or property; or
- 6 e) Have soils incapable of adequately supporting the use of septic tanks or alternative  
7 water disposal systems where sewers are not available for the disposal of wastewater.

#### 8 **4.6.4.2 Impact Assessment Methodology**

9 The impact assessment methodology used in this analysis consisted of evaluating two types of  
10 impacts: 1) impacts to the proposed Project resulting from local and regional geologic  
11 conditions (e.g., fault rupture, seismic shaking, liquefaction, landslides, expansive soils); and, 2)  
12 potential impacts to local and regional geologic conditions resulting from the proposed Project  
13 (e.g., soil erosion or loss of top soil). To accomplish this, existing conditions, including the  
14 configuration of the Project site in relation to the present geologic environment, were  
15 established based on site-specific information obtained from several sources, as described in  
16 Section 4.6.1. Significance criteria were then developed and used to evaluate potential impacts.

#### 17 **4.6.4.3 Project Impacts and Mitigation Measures**

##### 18 Insignificant Impacts

19 Although the Project site is located in a seismically active area with a high probability of  
20 experiencing shaking and ground movement, the risk of a landslide is low due to the generally  
21 flat terrain on the site. Additionally, the site is not in close proximity to any hillsides with  
22 potential to result in a landslide that would affect the Project site.

23 The soils at the Project site have a low potential for shrinking or swelling (refer to Table 4.6-1);  
24 therefore, the proposed Project is not located on expansive soils and would not create an  
25 associated substantial risk to life or property.

26 The proposed Project includes the use of a septic system with an associated leach field to  
27 dispose of treated wastewater. This system would be located between the proposed office and  
28 the restrooms, in the northern portion of the site, over 1,000 feet away from the Carmel River.  
29 The system's design has been reviewed by the County's Environmental Health Bureau and was  
30 found to have adequate area and soil types to support onsite wastewater disposal for the Project  
31 facilities. Therefore, there would be no impact associated with inadequate soil to support use of  
32 this system.

1 **Impact GEO-1. The proposed Project would expose people or structures to adverse effects**  
2 **from seismicity or seismically induced hazards including surface rupture**  
3 **or ground shaking (Less than significant, Class III).**

4 Given the Project site's location in a seismically active area, construction on the site would  
5 expose people and structures to adverse effects from seismicity and seismically induced  
6 hazards. The Project site is located in a seismically active area, where 13 earthquakes with a  
7 magnitude of over 5.0 have occurred within a 50-mile radius over the last 100 years. Much of  
8 this activity is due to the site's location approximately 30 miles southwest of the highly active  
9 San Andreas Fault, with most earthquakes experienced at the site having their epicenter along  
10 this fault. The site is also located in close proximity (0.1 mile) to the Hatton Canyon fault;  
11 however, this fault is classified as inactive by the County and no earthquakes with a magnitude  
12 of 5.0 or greater have occurred along this fault zone within 50 miles of the Project site in the last  
13 100 years.

14 According to the USGS earthquake probability database, the probability of an earthquake  
15 occurring within 31 miles (50 kilometers) of the Project site within the next 50 years are as  
16 follows (USGS 2014b):

- 17 • 90 to 100 percent chance for a magnitude of 5.0 or greater
- 18 • 80 to 90 percent chance for a magnitude of 5.5 or greater
- 19 • 50 to 60 percent chance for a magnitude of 6.0 or greater
- 20 • 30 to 40 percent chance for a magnitude of 6.5 or greater
- 21 • 25 to 30 percent chance for a magnitude of 7.0 or greater
- 22 • 12 to 15 percent chance for a magnitude of 7.5 or greater
- 23 • 3 to 4 percent chance for a magnitude of 8.0 or greater
- 24 • 0 percent chance for a magnitude of 8.5 or greater

25 Based on historic earthquake rates, locations, and magnitude in the Project vicinity, the  
26 maximum ground acceleration that would potentially be experienced at the Project site would  
27 be up to 0.30 g (USGS 2014b). This level of ground acceleration would have the potential to  
28 cause damage to buildings and infrastructure. However, such seismic hazards are common  
29 throughout California and measures can be taken to reduce potential structural damage.  
30 Although nothing can be done to absolutely ensure that structures do not fail during significant  
31 seismic events, incorporation of proper engineering measures in accordance with existing  
32 regulations and building codes would ensure that risks to life and property would be  
33 minimized. The structures proposed under this Project are all small temporary modular  
34 buildings, ranging from 400 to 800 square feet, and include an office, clubhouse, bathroom  
35 facilities, and storage building. These structures would all be one-story temporary facilities with  
36 no permanent foundations. The design of these buildings would be required to meet existing  
37 standards of the UBC and CBC, and be in compliance with the County's Safety Element. The



1 Project does not include development of residential dwellings, and use of the facilities would  
2 generally occur during daytime hours. Given compliance with modern construction standards  
3 and the non-residential use of the proposed new facilities, impacts potentially resulting from  
4 seismic shaking are considered to be *less than significant*.

#### 5 Mitigation Measures

6 No mitigation required.

7 **Impact GEO-2. The proposed Project would potentially result in soil erosion or the loss of**  
8 **top soil during construction and/or operation of the Project (Less than**  
9 **significant, Class III).**

10 Ground disturbance associated with the proposed Project includes 6,253 cubic yards (CY) of  
11 grading for the irrigation reservoir, trenching for water and sewer systems, and grading and  
12 leveling at the Membership Training Areas and the sites of the proposed modular buildings and  
13 permeable pavements. Grading of the irrigation reservoir would expose up to 1.2 acres of  
14 disturbed soil. Excavated material would be deposited onsite by using a portion of it to level the  
15 sites for the modular buildings and distributing the remaining soil across the approximately 32  
16 acres of agricultural fields. Additionally, soils would be exposed during trenching for the water  
17 and sewer system, and during grading and leveling of the seven-acre Membership Training  
18 Area and the modular building sites, which range from 400 to 800 square feet.

19 Construction of the Project would occur in two phases, expected to last two months each.  
20 Disturbed soil would be susceptible to mobilization by water flow or wind during the  
21 construction period; however, the topography and soil permeability of the site, combined with  
22 the short duration of construction, would reduce this risk. The Project site is relatively flat and  
23 nearly all surfaces are permeable. Accordingly, disturbed soil that is mobilized by water flow  
24 may be carried to another area of the Project site, but would be deposited somewhere on the  
25 site, likely in the area where surface water infiltrates into the ground. A portion of the site that  
26 is currently permeable would be converted to include impervious surfaces, including the four  
27 modular buildings, the 1.2-acre reservoir, and the 2,000 square feet of sidewalks. The newly  
28 developed impervious surfaces would comprise approximately 1.3 acres (or 2.7 percent) of the  
29 48.6-acre Project site. Given that the remaining 47.3 acres of the site would remain with  
30 permeable surfaces, runoff from the site would still be able to infiltrate into the ground within  
31 the site boundary, and therefore soil would generally not be carried offsite during construction.

32 During the construction period, exposed soils would also be subject to mobilization by wind.  
33 Trenching for water and sewer systems, and grading and leveling at the seven-acre  
34 Membership Training Area would occur during the first phase. Each of these activities would  
35 be completed within the two-month period, with the trenches being refilled with soil following  
36 installation of utility lines and turf being applied over the newly graded Membership Training  
37 Area. During the second phase, grading for the irrigation reservoir and grading and leveling at  
38 the sites of the proposed modular buildings and permeable pavements would occur, these

1 activities would also be completed within two months, with the reservoir being filled and  
2 construction of the modular buildings being completed. Therefore, any disturbed soils that are  
3 exposed as a result of grading or trenching would be exposed for a maximum of two months.

4 Because more than one acre of land would be disturbed during the construction phase, the  
5 proposed Project would require a Construction General Permit, which requires development  
6 and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with the  
7 permit would require implementation of erosion control BMPs. Therefore, the potential for  
8 significant erosion during the construction phase is considered to be low. Additional  
9 information on storm water permit requirements and erosion control measures is included in  
10 Section 4.8, *Water Quality and Hydrology*. Given the small scale of the Project, existing permit  
11 requirements requiring implementation of erosion control measures, and the temporary nature  
12 of construction, geologic impacts associated with erosion during the construction period would  
13 be *less than significant*.

14 Following construction, the Project site would be primarily vegetated by irrigated grass fields or  
15 agricultural fields or overlaid by permeable surfaces such as permeable base rock and wood  
16 chips; additionally, 1.3 acres (or 2.7 percent) of the 48.6-acre Project site would be overlaid by  
17 impervious surfaces. Soils underlying impervious surfaces would be protected from erosion;  
18 however, runoff from these surfaces could carry soil from surrounding areas. Because the  
19 remaining 47.3 acres of the site would remain as permeable surfaces, and soils on the site are  
20 not highly susceptible to erosion due to the site's gentle slope and the soil's minimal erosion  
21 potential (refer to Table 4.6-1), this runoff would infiltrate into the ground within the Project site  
22 and would not result in substantial erosion.

23 Agricultural fields would be subject to potential erosion due to wind during operation of the  
24 Project. Standard agricultural operation entails occasional tilling of soil, which exposes soil to  
25 potential wind erosion; wind erosion is typical of all agricultural activity. However, active  
26 agricultural land is less likely to result in erosion than fallowed land due to the active use of the  
27 land for growing agricultural commodities, while fallowed lands are more likely to have dry  
28 soils that are more susceptible to mobilization by the wind. Therefore, active farming would  
29 reduce the potential for erosion to occur at the Project site, and the geologic impacts associated  
30 with erosion during operation of the Project would be *less than significant*.

### 31 Mitigation Measures

32 No mitigation required.

1 **Impact GEO-3. The proposed Project would expose people or structures to potentially**  
2 **significant adverse effects as a result of Project development on a soil that**  
3 **is susceptible to liquefaction, lateral spreading, subsidence, and uneven**  
4 **settling (Less than significant, Class III).**

5 As discussed under Impact GEO-1, the maximum ground acceleration of up to 0.30 g that  
6 would potentially be experienced at the Project site would have the potential to cause damage  
7 to buildings and infrastructure (USGS 2014c). Given the site's moderate to high potential for  
8 liquefaction, an earthquake may result in liquefaction and/or lateral spreading that would  
9 potentially result in further damage to structures on the property. Additionally, the Project site  
10 is located in the Carmel Valley, which includes soils that are comprised of unconsolidated  
11 Holocene deposits and are susceptible to uneven settlement and subsidence.

12 Although the site is subject to potential liquefaction, lateral spreading, uneven settling, and  
13 subsidence, incorporation of proper engineering measures in accordance with existing  
14 regulations and building codes would ensure that risks to life and property would be  
15 minimized. Given compliance with modern construction standards, use of temporary modular  
16 buildings, and the non-residential use of the proposed new facilities, impacts potentially  
17 resulting from these hazards are considered to be *less than significant*.

#### 18 Mitigation Measures

19 No mitigation required.

#### 20 **4.6.4.4 Cumulative Impacts**

21 The proposed Project, in combination with cumulative projects identified in Table 3-1, would  
22 contribute to additional structures and infrastructure in an area that is subject to seismicity or  
23 seismically induced hazards including surface rupture or ground shaking, as well as associated  
24 hazards, such as liquefaction and lateral spreading. However, the design of all buildings  
25 associated with the Project and cumulative projects would be required to meet existing  
26 standards of the UBC and CBC, and be in compliance with the County's Safety Element, which  
27 would minimize risks of loss, injury, or death related to these hazards. Given that all new  
28 development would conform to modern construction standards, cumulative impacts potentially  
29 resulting from seismic shaking and associated hazards are considered to be *less than significant*.

#### 30 **4.6.4.5 Residual**

31 The Project would not result in significant impacts related to geology and soils that would  
32 require mitigation. Residual impacts would remain *less than significant*.

1

2

## Section 4.7

# Hazards and Hazardous Materials

---

3

### 4.7.1 Introduction

4 This section evaluates the impacts of the proposed Project related to hazards and hazardous  
5 materials. Hazardous materials are defined as any solid, liquid, or gas that can harm people,  
6 other living organisms, property, or the environment. A hazardous material may be radioactive,  
7 flammable, explosive, toxic, corrosive, biohazardous, an oxidizer, an asphyxiate, a pathogen, an  
8 allergen, or may have other characteristics that render it hazardous in specific circumstances.  
9 Issues associated with hazardous materials develop when such materials are improperly stored,  
10 transported, used, and/or released into the environment (California Health and Safety Code,  
11 Section 25124). Hazards also include physical or natural features that pose a threat of injury,  
12 such as wildland fires, exposed pipes, or steep slopes.

13 This section was developed using data from the U.S. Environmental Protection Agency  
14 (USEPA), the California Department of Toxic Substances Control (DTSC), and the California  
15 Department of Forestry and Fire Protection (Cal Fire). Data from these sources was analyzed in  
16 the context of the Project vicinity and impacts were assessed with consideration to relevant fire  
17 protection and hazard mitigation plans.

18

### 4.7.2 Existing Setting

19

#### 4.7.2.1 Hazards in the Vicinity of the Project Site

20 The Project site is located within the Carmel Valley of Monterey County (County),  
21 approximately 3.5 miles inland from Highway 1, just south of Carmel Valley Road. The Project  
22 site is set within semi-rural development surrounded by natural and introduced vegetation.  
23 Natural wooded riparian areas are immediately south of the Project site and the landscaped  
24 fairways of the Quail Lodge Golf Club border the site to the north and east. Structures within  
25 the project vicinity include the lodges of Quail Lodge Golf Club to the north, detached single  
26 family residences located at least 300 feet away along Lake Place and Poplar Lane, and  
27 commercial facilities of the Baja Cantina Valley Hills Shopping Center located about 450 feet  
28 north of the site along Valley Greens Drive. Undeveloped areas, particularly open space to the  
29 south of the Project site are prone to wildland fires. No industrial facilities are within the  
30 immediate vicinity of the site. Potential for hazardous materials and wildland fire risk are  
31 further discussed below.

32 The nearest airport to the Project site is the Monterey Peninsula Regional Airport, located 3.75  
33 miles north. The Monterey Peninsula Airport Comprehensive Land Use Plan (CLUP)  
34 establishes procedures and criteria by which the County can address compatibility issues when

1 making planning decisions concerning the airport and surrounding development. According to  
2 the CLUP, the Project site is located outside (approximately 3.75 miles) any restricted or safety  
3 zones and would not require formal review or approval by aviation facilities (Monterey County  
4 Airport Land Use Commission 1987; 2012).

#### 5 Potential for Hazardous Materials within the Project Vicinity

6 The Project site is adjacent to agricultural operations to the east that include a commercial  
7 nursery and a commercial hay and feed operation. Active agricultural operations in the vicinity  
8 of the Project site may include the intermittent application of chemicals that can be toxic or  
9 hazardous, such as pesticides, herbicides and fertilizers. Farmers use these to control weeds,  
10 fungi, rodents, and insects that are harmful to their crops. Production and storage of these  
11 chemicals can pose potential hazards where leaks can contaminate air, water, and soil, or  
12 generate fire. Pesticide application and storage is monitored by the County Agricultural  
13 Commissioner's guidelines for pesticide reporting and use and regulated under State and  
14 County policies (County of Monterey Office of the Agricultural Commissioner 2014). Given the  
15 small size of these agricultural operations and their commercial or open space land use  
16 designations, application of such chemicals are likely to be in commercially limited quantities.

17 A search of the DTSC and USEPA records indicate that no hazardous materials storage sites,  
18 Superfund sites, or active cleanup sites occur within 2 miles of the Project site, as summarized  
19 in Table 4.7-1 (DTSC 2014; USEPA 2014). The nearest Toxics Release Inventory (TRI) facility, a  
20 computer and electronics manufacturing plant, is located 3.8 miles from the Project site and is  
21 hydraulically upgradient; however, there have been no recorded releases of toxic substances  
22 from this site (USEPA 2014). Eight inactive Leaking Underground Storage Tank (LUST) Clean-  
23 Up sites were identified within 2.0 miles of the Project site where past releases of diesel,  
24 gasoline, or motor oil occurred. Cleanup actions for these sites took place between 1987 and  
25 2010. The closest LUST site to the Project is located hydraulically upgradient 0.75 miles west  
26 where remedial actions were completed for a gasoline release in 2009. Due to the distance and  
27 completed cleanup of the LUST site, potential for contaminants to migrate to the Project site is  
28 low. One Permitted Underground Storage Tank (UST) was also identified about 1 mile west of  
29 the Project site; however, no records of releases from this site were found (State Water  
30 Resources Control Board [SWRCB] 2014). As there are no Superfund sites, active cleanup sites,  
31 TRI facilities, or active LUST sites recorded in the immediate Project vicinity, the potential for  
32 hazardous materials to occur in the immediate vicinity is very low.

1 **Table 4.7-1. Summary of Hazardous Materials Database Searches**

Database	Search Parameters	Results
Envirostor	2.0 mile radius	None recorded
Superfund sites	2.0 mile radius	None recorded
Hazardous Waste Report sites	2.0 radius	None recorded
TRI facilities	Monterey County	Closest site is 3.8 miles from Project site
Toxic Substances Control Act sites	2.0 mile radius	None recorded
LUST	2.0 mile radius	8 completed status sites; closed between 1987 and 2010
UST	2.0 mile radius	1 site located 1.0 mile from Project site

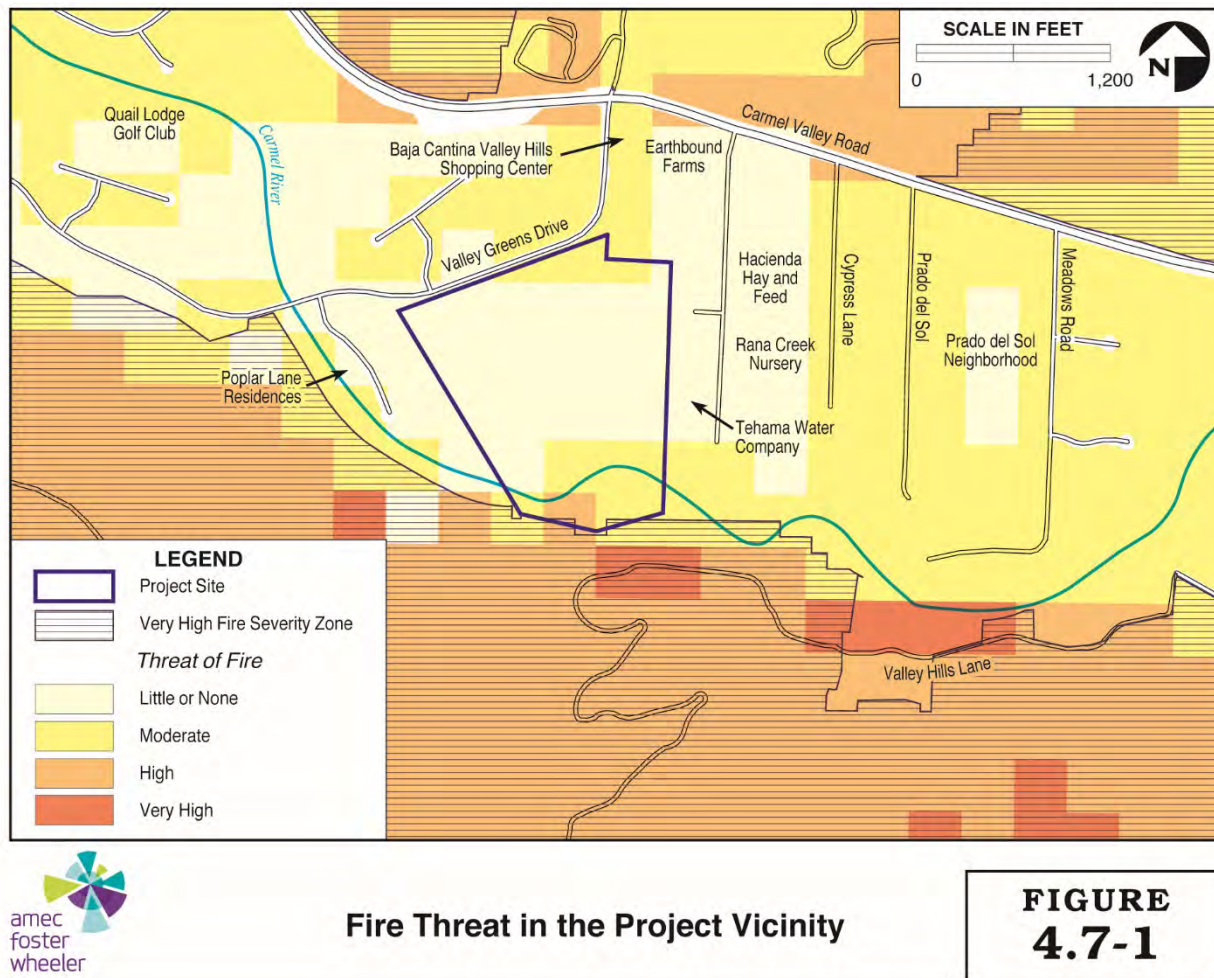
2 Sources: USEPA 2014; DSTC 2014; SWRCB 2014.

3 Risk of Wildfire within the Project Vicinity

4 Much of the Carmel Valley is covered in combustible vegetation where wildfires are a natural  
 5 part of the ecosystem. The Project site is adjacent to Very High Fire Hazard Severity Zones and  
 6 areas of “high” or “very high” fire hazard zones to the north and south (Cal Fire 2008; 2005; see  
 7 Figure 4.7-1). Structure losses from wildfire often are due to inappropriate siting of structures,  
 8 insufficient setbacks from other structures or flammable material, flammable ornamental  
 9 landscaping, and flammable accessory structures including fences, decks, and arbors (Monterey  
 10 County 2010).

11 **4.7.2.2 Existing Hazards on the Project Site**

12 The Project site currently consists of 37 acres of fallow agricultural fields enclosed by an 8-foot  
 13 food safety fence and 11 acres of riparian habitat. Access is mainly limited through a gated  
 14 entrance off of Valley Greens Road. Development on the site includes one residence located  
 15 within the northeastern portion of the site, and two groundwater wells located centrally.  
 16 Historically, the site was used for organic row crop farming; however, the land has been  
 17 fallowed and disked for weeds since 2008. It is possible that some hazardous chemicals may  
 18 have been used on the site in relation to the agricultural operations. However, the quantities of  
 19 such materials used is anticipated to be negligible due to a long history of organic farming  
 20 techniques, the small size of the site, and the current fallow status of the field. As the site is  
 21 mostly undeveloped and historically used for organic agricultural operations, existing hazards  
 22 on the site are limited to the risk of wildfire.



**FIGURE 4.7-1**

1 The Project site is within a Non-Very High Fire Hazard Zone (Cal Fire 2008). The threat of fire is  
 2 rated “little to no threat” for the majority of the project site, but the entire site contains a “very  
 3 high fire threat to people” designation (Cal Fire 2005).<sup>1</sup> The southern portion of the site  
 4 containing riparian woodland habitat has a fire threat rating of “high” or “moderate,” and the  
 5 northern border where the site entrance is located has a fire threat rating of “moderate”.

6 The proposed Project would be within a 3-minute response time from Monterey County  
 7 Regional Fire District (Fire District) Station 5. A fire hydrant is located in front of the Project site  
 8 near the entrance on Valley Greens Road (Walker 2014). Existing Fire District facilities and  
 9 response are described in greater detail in Section 4.13., *Public Services and Utilities*.

<sup>1</sup> This designation was assigned by Cal Fire using the methodology included in the California Fire Plan and represents the threat of fire to people in urban-wildland interface areas, with consideration to the following factors: probability of wildland fire, ranking of fuel hazard (i.e., amount of vegetation), and housing density (Cal Fire 2003).

## 1 **4.7.3 Regulatory Setting**

### 2 **4.7.3.1 Federal Regulations**

#### 3 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 4 (1980)

5 Under CERCLA, owners and operators of real estate where there is hazardous substance  
6 contamination may be held strictly liable for the costs of cleaning up contamination found on  
7 their property. No evidence linking the owner/operator with the placement of the hazardous  
8 substances on the property is required.

#### 9 Federal Water Pollution Control Act (Clean Water Act) (1972)

10 The Clean Water Act governs the control of water pollution in the United States. This Act is  
11 implemented through the National Pollutant Discharge Elimination System (NPDES) program,  
12 which requires that permits be obtained for point discharges of wastewater. This Act also  
13 requires that storm water discharges be permitted, monitored, and controlled for various  
14 entities.

#### 15 Resource Conservation and Recovery Act (RCRA) (1976)

16 The RCRA governs and regulates the disposal of solid and hazardous waste, and the  
17 management of underground storage tanks in order to protect human health and the  
18 environment from potential hazardous materials. Agricultural producers disposing of pesticide  
19 waste are exempt as long as they follow practice procedures in accordance with RCRA.

#### 20 Toxic Substances Control Act (TSCA) (1976)

21 The TSCA provides the USEPA with authority to require reporting, testing, restrictions on  
22 chemical substances, and to regulate commercial chemicals when they pose an unreasonable  
23 health or environmental risk.

#### 24 Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

25 FIFRA provides Federal regulation of pesticide distribution, sale, and use. All pesticides  
26 distributed and used in the U.S. must be registered (licensed) by the USEPA. Registration  
27 requires that pesticides are properly labeled and used in accordance with specifications. The  
28 registrant must also prove that the substance will not cause unreasonable adverse effects on the  
29 environment, including human health risks inconsistent with the standard under Section 408 of  
30 the Federal Food, Drug, and Cosmetic Act. Use of each registered pesticide must be consistent  
31 with use directions contained on the label or labeling. Individuals applying pesticides must do  
32 so in a manner not only consistent with Federal laws, but also consistent with state laws and  
33 regulations which may differ from state to state. In general, states have primary authority for  
34 compliance monitoring and enforcement against the use of pesticides in violation of the labeling  
35 requirements.



### 1 **4.7.3.2 State Regulations**

#### 2 Safe Drinking Water and Toxic Enforcement Act (Proposition 65) (1986)

3 In California, pursuant to this Act: (1) no person in the course of doing business shall knowingly  
4 discharge or release a chemical known to the State to cause cancer or reproductive toxicity into  
5 water or into land where such chemical passes or probably will pass into any source of drinking  
6 water; and (2) no person in the course of doing business shall knowingly and intentionally  
7 expose any individual to a chemical known to the State to cause cancer or reproductive toxicity  
8 without first giving clear and reasonable warning to such individual.

#### 9 California Health and Safety Code (HSC), Division 20, Chapter 6.5, and California 10 Code of Regulations (CCR) Title 22 – Hazardous Waste Management

11 Waste that is toxic, corrosive, flammable, or reactive when tested in accordance with the CCR,  
12 Title 22, Article 11, Section 66693, must be handled, stored, transported, and disposed of in  
13 accordance with these regulations, which are more stringent than federal regulations.

#### 14 California Health and Safety Code (HSC), Division 20, Chapter 6.95 - Hazardous 15 Materials Release Response Plans and Inventory

16 HSC Division 20, Chapter 6.95 mandates the creation of Area and Business Plans, sets forth  
17 minimum content requirements for Area and Business Plans related to the handling and release  
18 of hazardous materials, and requires an annual inventory submittal.

#### 19 California Code of Regulations (CCR), Title 19, Division 2, Chapter 4 – Hazardous 20 Material Release Reporting, Inventory, and Response Plans

21 Persons in possession of hazardous materials are subject to the reporting requirements set forth  
22 in CCR Title 19, Division 2, Chapter 4. Additionally, Area Plans and Business Plans are subject  
23 to the minimum standards outlined in the chapter, which relate to procedures and protocols,  
24 pre-emergency planning, notification and coordination, training, public safety and information,  
25 supplies and equipment, and incident critique and follow-up.

#### 26 Public Resources Code Section 4291 (PRC 4291)

27 PRC 4291 requires that any structure on property in or adjoining an mountainous area, forest-  
28 covered lands, brush covered lands, grass covered lands or land that is covered in flammable  
29 material, shall maintain a defensible space of at least 100 feet or as required by another state  
30 law, local ordinance or regulation.

### 31 **4.7.3.3 Local Regulations**

32 The Monterey County General Plan, Carmel Valley Master Plan, and County hazards and  
33 hazardous materials planning documents guide the County in protecting life and property from  
34 hazards. Applicable goals and policies are outlined below:

1 Monterey County General Plan Safety Element

2 **Goal S-4:** *Minimize the risk from fire.*

3 **Policy S-4.11:** *The County shall require all new development to be provided with automatic fire*  
4 *protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler*  
5 *systems, and/or water storage tanks) approved by the fire jurisdiction.*

6 **Policy S-4.12:** *The County shall require all modifications, additions, and remodeling of existing*  
7 *development exceeding thresholds adopted by the fire jurisdictions to be provided with automatic*  
8 *fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire*  
9 *sprinkler systems, fire detection and alarm systems), water storage tanks and/or a Fuel*  
10 *Modification Zone plan as required by the fire jurisdiction.*

11 **Policy S-4.13:** *The County shall require all new development to have adequate water available*  
12 *for fire suppression.*

13 **Policy S-4.14:** *Water systems constructed, extended, or modified to serve a new land use or a*  
14 *change in land use or an intensification of land use, shall be designed to meet peak daily demand*  
15 *and recommended fire flow.*

16 **Policy S-4.15:** *All new development shall be required to annex into the appropriate fire district.*  
17 *Where no fire district exists, project applicants shall provide verification from the most*  
18 *appropriate local fire authority of the fire protection services that exist. Project approvals shall*  
19 *require a condition for a deed restriction notifying the property owner of the level of service*  
20 *available and acceptance of associated risks to life and property. Where annexations are*  
21 *mandated, the County shall negotiate a tax share agreement with the affected fire protection*  
22 *district.*

23 **Policy S-4.20:** *Reduce fire hazard risks to an acceptable level by regulating the type, density,*  
24 *location, and/or design and construction of development.*

25 **Policy S-4.21:** *All permits for residential, commercial, and industrial structural development*  
26 *(not including accessory uses) shall incorporate requirements of the fire authority having*  
27 *jurisdiction.*

28 **Policy S-4.22:** *Every building, structure, and/or development shall be constructed to meet the*  
29 *minimum requirements specified in the current adopted state building code, state fire code,*  
30 *Monterey County Code Chapter 18.56, and other nationally recognized standards.*

31 **Goal S-5:** *Assure the County is prepared to anticipate, respond and recover from emergencies.*

32 **Policy S-5.13:** *Utilities serving new development shall be sited and constructed to minimize the*  
33 *risks from hazards to the greatest extent feasible.*

## 1 Carmel Valley Master Plan

2 The Project Area is located within the Carmel Valley Planning Area, as defined in the Monterey  
3 County General Plan. Land use policies specific to Carmel Valley are included in the Carmel  
4 Valley Master Plan, which is included in the Monterey County General Plan. The Carmel Valley  
5 Master Plan was amended in February 2013 and includes policies related to hazards and  
6 hazardous materials that apply to the proposed Project. These policies include:

7 ***Policy CV-3.10:** Predominant landscaping and erosion control material shall consist of plants  
8 native to the valley that are similar in habitat, form, and water requirements. The following  
9 guidelines shall apply for landscape and erosion control plans:*

10 *e. The chaparral community shall be maintained in its natural state to the maximum extent  
11 feasible in order to preserve soil stability and wildlife habitat and also be consistent with  
12 fire safety standards.*

13 ***Policy CV-3.11:** In the case of an emergency caused by a hazardous or dangerous condition of a  
14 tree and requiring immediate action for the safety of life or property, a tree may be removed  
15 without the tree removal permit, provided the County is notified of the action within ten working  
16 days.*

17 ***Policy CV-4.4:** The County shall require emergency road connections as necessary to provide  
18 controlled emergency access as determined by appropriate emergency service agencies (Fire  
19 Department, OES). The County shall coordinate with the emergency service agencies to  
20 periodically update the list of such connections.*

## 21 Monterey County Multi-Jurisdictional Hazard Mitigation Plan

22 The Monterey County Hazard Mitigation Plan was developed in accordance with the Disaster  
23 Mitigation Act of 2000, requiring State and local governments to coordinate mitigation planning  
24 and develop a hazard mitigation plan. The Plan recommends specific actions designed to  
25 protect the community from local and regional hazards that posed the greatest risk. They  
26 include actions to reduce vulnerability to existing hazards, incentives for natural resources  
27 protection, and public outreach and awareness programs.

## 28 Monterey County Emergency Operations Plan

29 The Emergency Operations Plan is a regional response plan describing how Monterey County  
30 will respond to emergency events and disasters. The Operational Area Coordinating Council  
31 (OACC) provides oversight to various County-wide organizations involved in the collaboration  
32 and coordination of resources in the event of an emergency. The OACC delivers strategic  
33 direction for emergency planning and ensures capabilities of the coordinating organizations.  
34 The Emergency Operations Plan is maintained by the Monterey County Office of Emergency  
35 Services, which also supports the Emergency Operations Center to address responses to major

1 incidents. The Emergency Operations Plan involves emergency public notification and warning  
2 systems, evacuation procedures, and recovery and restoration measures.

### 3 Monterey County Community Wildfire Protection Plan

4 The Monterey County Community Wildfire Protection Plan (MCCWPP) was developed in  
5 coordination with Cal Fire, the United States Forest Service, the Bureau of Land Management,  
6 and Monterey County. The MCCWPP provides County-wide wildfire planning  
7 recommendations, and aims to reduce wildfire ignitions, spreading, costs, and losses.

### 8 Unit Strategic Fire Plan for San Benito-Monterey

9 The Unit Strategic Fire Plan for San Benito-Monterey was developed to meet goals set by local  
10 agencies and the California Strategic Fire Plan. Carmel Valley is identified within the Plan as a  
11 priority area. Goals and potential mitigation actions for Carmel Valley are as follows:

#### 12 **Priority Area Goals:**

13           Reduction of available wildland fuels, particularly adjacent to structures, agriculture,  
14           recreation, wildlife habitat and other natural resources, and primary access/egress  
15           routes.

16           Increased public awareness and education relative to wildland fire threat and defensible  
17           space.

#### 18 **Potential Mitigation Actions:**

19           Annual inspection of all electrical transmission and distribution lines over 750 volts to  
20           ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels  
21           clearance.

22           Annual inspection and enforcement of fire safety and clearance requirements of Public  
23           Resources Code Section 4291 for at least 33% of structures within the Priority Area.

24           Strive to provide chipper services as available to assist property owners in meeting the  
25           wildland fire safety requirements of Public Resources Code Section 4291 and reducing  
26           the overall wildland fuels load adjacent to identified assets at risk.

27           Reduction and/or removal of wildland fuels along primary access/egress routes to  
28           reduce the incidence of roadside ignitions, and to ensure safe access and egress by  
29           firefighters and residents in the event of a wildland fire emergency.

30           Identify "Safe Zones" within the Priority Area to provide a safe refuge for residents in  
31           the event of a wildland fire emergency, and ensure dissemination of this information  
32           throughout the Priority Area.

1 Encourage development and distribution of wildland emergency plans for specific sub-  
2 areas of the target area. Such plans should identify access and evacuation routes, safe  
3 zones, water sources, helibases and helispots, command posts, staging areas, and/or any  
4 other significant element of a wildland fire strategy for the target area that can be pre-  
5 planned and identified.

6 Work closely with the Monterey Fire Safe Council and local stakeholders to identify  
7 additional mitigating actions suitable for the area.

## 8 **4.7.4 Environmental Impacts Analysis**

### 9 **4.7.4.1 Thresholds for Determining Significance**

10 According to standards based on Appendix G of the 2014 California Environmental Quality Act  
11 (CEQA) Guidelines, a project is considered to have a potentially significant adverse impact with  
12 regard to hazards and hazardous materials if it:

- 13 • Creates a significant hazard to the public or the environment through the routine  
14 transport, use, or disposal of hazardous materials.
- 15 • Creates a significant hazard to the public or the environment through reasonably  
16 foreseeable upset and accident conditions involving the release of hazardous materials  
17 into the environment.
- 18 • Emits hazardous emissions or handles hazardous or acutely hazardous materials,  
19 substances or waste within one-quarter mile of an existing or proposed school.
- 20 • Is located on a site which is included on a list of hazardous materials compiled by the  
21 government.
- 22 • Is located within an airport management plan or within two miles of an airport.
- 23 • Would impair implementation of emergency response or an emergency plan.
- 24 • Would expose people to risk of loss, injury or death from wildfire.

25 The proposed Project is not within 0.25 miles of a school, located within an airport management  
26 plan, or within two miles of an airport; therefore criteria relevant to schools and airports are not  
27 further analyzed.

### 28 **4.7.4.2 Impact Assessment Methodology**

29 Potential risk and hazards associated with Project site conditions were evaluated based on data  
30 obtained from DTSC and USEPA records searches for known hazards that may pose a risk to  
31 the Project site. Databases included Envirofacts, CERCLIS, TRI Explorer, Biennial Report,  
32 Envirostor, and Geotracker, using search parameters of at least a 2.0-mile radius around the

1 Project site. Data and GIS maps provided by Cal Fire and the Fire and Resource Assessment  
2 Program were reviewed to assess the potential wildfire risk within the vicinity of the Project  
3 site. Using this information, potential impacts of the proposed Project were assessed based on  
4 the potential to affect public health and the environment.

#### 5 **4.7.4.3 Project Impacts and Mitigation Measures**

6 **Impact HAZ-1 Implementation of the proposed Project would not result in impairment of**  
7 **an emergency plan, but would result in a potential hazard to the public or**  
8 **the environment from incrementally increased exposure of risk to wildfire**  
9 **(Less than significant with mitigation, Class II).**

10 The proposed Project does not involve the addition of any habitable structures. Therefore, the  
11 Project would not result in a permanent increase in the County's residents and the County  
12 would continue to maintain the existing ratio of citizens to firefighters. The proposed Project  
13 would incrementally increase the number of people and structures requiring fire protection  
14 services in the County, with up to 250 people, 300 dogs, and 70 RVs during maximum periods  
15 of occupancy; however, the Fire District has confirmed that no additional staffing or facilities  
16 would be required as a result of Project implementation (Priolo 2014). Impacts to Fire District  
17 capacity and response are further discussed in Section 4.13., *Public Services and Utilities*. The  
18 Project does include operations and events that would increase the number of persons visiting  
19 the site, including proposed overnight stays, which could result in additional ignition sources  
20 within the area. However, MM HAZ-1 would limit potential ignition sources within adjacent  
21 Very High Fire Hazard Severity Zones adjacent to the Project site.

22 The proposed Project would not result in changes to the road structure, and would not result in  
23 any barriers to communication or access that would interfere with notification and warning  
24 systems, evacuation procedures or emergency response. The Fire District's planning conditions  
25 do not require additional fire protection measures associated with special events (Priolo 2014).  
26 Emergency vehicles from the nearest responding stations would access the site via Carmel  
27 Valley Road and Valley Greens Drive. It is not anticipated that emergency response vehicles  
28 would use Rancho San Carlos Road to access the Project vicinity (Priolo 2014). Guests and event  
29 patrons evacuating the Project site would use the nearest major evacuation routes, which would  
30 be Carmel Valley Road and Valley Greens Drive. Therefore, implementation of the Project  
31 would not interfere with Monterey County's Emergency Operations Plan, or any other relevant  
32 emergency plan. Compliance with local fire protection plans and policies, including the  
33 Monterey County General Plan Safety Element, Monterey County Hazard Mitigation Plan,  
34 MCCWPP and the Unit Strategic Fire Plan for San Benito-Monterey would further reduce the  
35 risk associated with wildfires.

36 Therefore, with designation of smoking areas, impacts resulting from fire hazards or the  
37 impairment of an emergency plan would be *less than significant with mitigation*.

## 1 Mitigation Measures

2 MM HAZ-1 The Applicant shall designate smoking areas for members, guests and  
3 employees, located away from onsite fire hazards areas. Additionally, the  
4 Applicant shall prohibit smoking near moderate or high fire hazard zones  
5 (e.g., upland areas along the Carmel River).

6 **Plan Requirements and Timing.** Smoking and non-smoking areas shall be  
7 designated by the Applicant on the Project plans and approved by Monterey  
8 County prior to the issuance of building and/or grading permits for the  
9 proposed Project.

10 **Monitoring.** The Applicant will be responsible for monitoring the designated  
11 smoking and non-smoking areas and shall document instances of  
12 noncompliance by employees, vendors or guests.

### 13 **4.7.4.4 Cumulative**

14 Potential impacts to hazards and hazardous materials resulting from the proposed Project  
15 would be less than significant (Class III) and physically contained within the Project site. None  
16 of the projects listed on the cumulative projects list would increase habitable structures in the  
17 immediate vicinity of the proposed Project, and therefore would not cumulatively increase the  
18 risk of exposure of persons to accidental release of hazardous materials.

19 If multiple events at locations in the vicinity of the Project were to be occurring simultaneously,  
20 the Project would incrementally contribute to a cumulative increase in exposure of persons to  
21 hazardous conditions during emergency evacuations for wildfire or other hazards. During  
22 major wildfire events, CCSC event patrons, patrons in the vicinity of Carmel Valley events, and  
23 residents would evacuate the area. The evacuation of up to 250 people and 300 dogs, including  
24 up to 70 RVs during maximum periods of occupancy, could combine with the evacuation of  
25 vicinity events, some of which are much larger than those proposed under the Project, and  
26 would contribute to congestion on evacuation routes along Carmel Valley Road and  
27 Highway 1. This cumulative evacuation of residents, visitors, and patrons of several events  
28 would result in a potentially significant impact given probable evacuation-related congestion,  
29 potential road closures, and exposure of evacuees to smoke, flames, ash and embers, landslides,  
30 downed power lines and trees, or traffic-related hazards during evacuation.

31 Cumulatively, past, present, and reasonably foreseeable projects and events would increase the  
32 total evacuation times on Carmel Valley Road, Highway 1, and the surrounding road network,  
33 and would increase the overall evacuation times and exposure to hazards for County residents  
34 during a wildfire event. However, the implementation of the Project would not result in a  
35 substantial contribution to cumulative evacuation congestion and hazards. Therefore, impacts  
36 would be *less than significant*.

1 **4.7.4.5 Residual**

- 2 Implementation of MM HAZ-1, which restricts smoking to designated areas, impacts related to  
3 hazardous materials and fire protection to levels would be *less than significant*.



1 Section 4.8  
2 **Hydrology and Water Quality**

---

3 **4.8.1 Introduction**

4 This section discusses hydrology and water quality impacts to surface water and groundwater  
5 from implementation of the proposed Project with regard to flooding, water quality, and other  
6 drainage conditions on the Project site and in the surrounding watersheds.

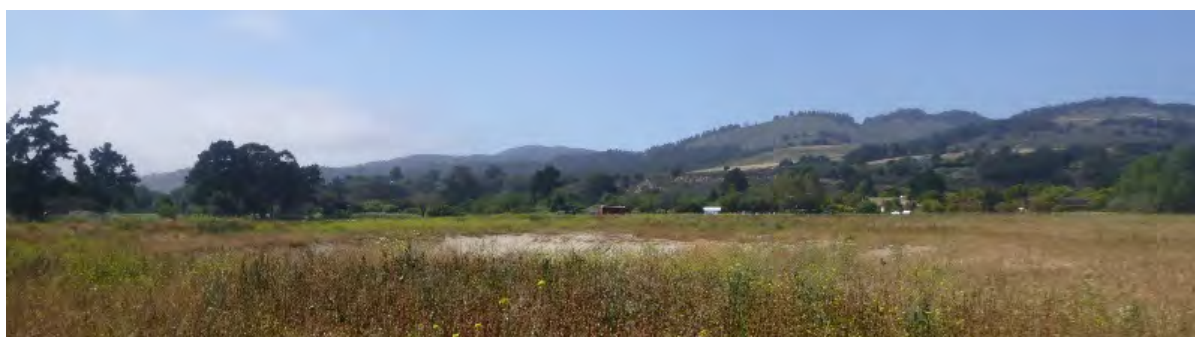
7 The hydrologic analysis for this section is based on information from the *Review Draft Monterey*  
8 *Peninsula, Carmel Bay, and South Monterey Bay (Monterey Peninsula) Integrated Regional Water*  
9 *Management Plan Update* prepared by the Monterey Peninsula Water Management District  
10 (MPWMD) in May 2014, and Orders No. WR 95-10 and No. WR 2009-0060 by the California  
11 State Water Resources Control Board (SWRCB) in 1995 and 2009, respectively, regarding water  
12 rights in the Carmel Valley.

13 **4.8.2 Existing Conditions**

14 **4.8.2.1 Regional Setting**

15 Climate

16 Carmel Valley has a Mediterranean climate, with warm, dry summers and mild winters. On  
17 average, the region experiences 302 days per year without precipitation, with most of these days  
18 being sunny and clear. Due to the valley's location slightly inland from the coast, the area does  
19 not generally experience the dense fog that more regularly occurs in neighboring coastal  
20 communities of Carmel-by-the-Sea, Pacific Grove, and Monterey. The average annual  
21 temperature is 57.4 degrees Fahrenheit (°F), with a monthly average maximum temperature of  
22 79.5°F in September and a monthly average minimum temperature of 38.9°F in December and



*The Project site is located in the Carmel Valley, a pastoral river valley at the base of the Santa Lucia Mountain Range, which is part of the Pacific Coast Ranges. This area experiences moderately warm temperatures year round, with precipitation generally occurring in the winter months.*

1 January (Western Regional Climate Center [WRCC] 2014).

2 Carmel Valley experiences wide fluctuations in annual precipitation and associated flows in the  
3 Carmel River, the primary drainage of the Monterey Peninsula. The average annual rainfall in  
4 Carmel Valley is approximately 17.5 inches per year, with the most rainfall occurring between  
5 November and March. In the period from 1906 to 2012, the maximum annual precipitation was  
6 41.0 inches in 1998 and the minimum was 8.95 inches in 1953 (WRCC 2014). The average flows  
7 in the Carmel River were approximately 74,440 acre-feet per year (AFY) for the period from  
8 1962 to 2013 (US Geological Survey [USGS], measured at USGS Near Carmel gage, 3.56 River  
9 Miles upstream of the Pacific Ocean); however, flows have varied from no flows for a 16-month  
10 period during the drought of 1976 to 1977 to 368,000 acre-feet (AF) during the 1982 to 1983 El  
11 Nino event (MPWMD 2014a).

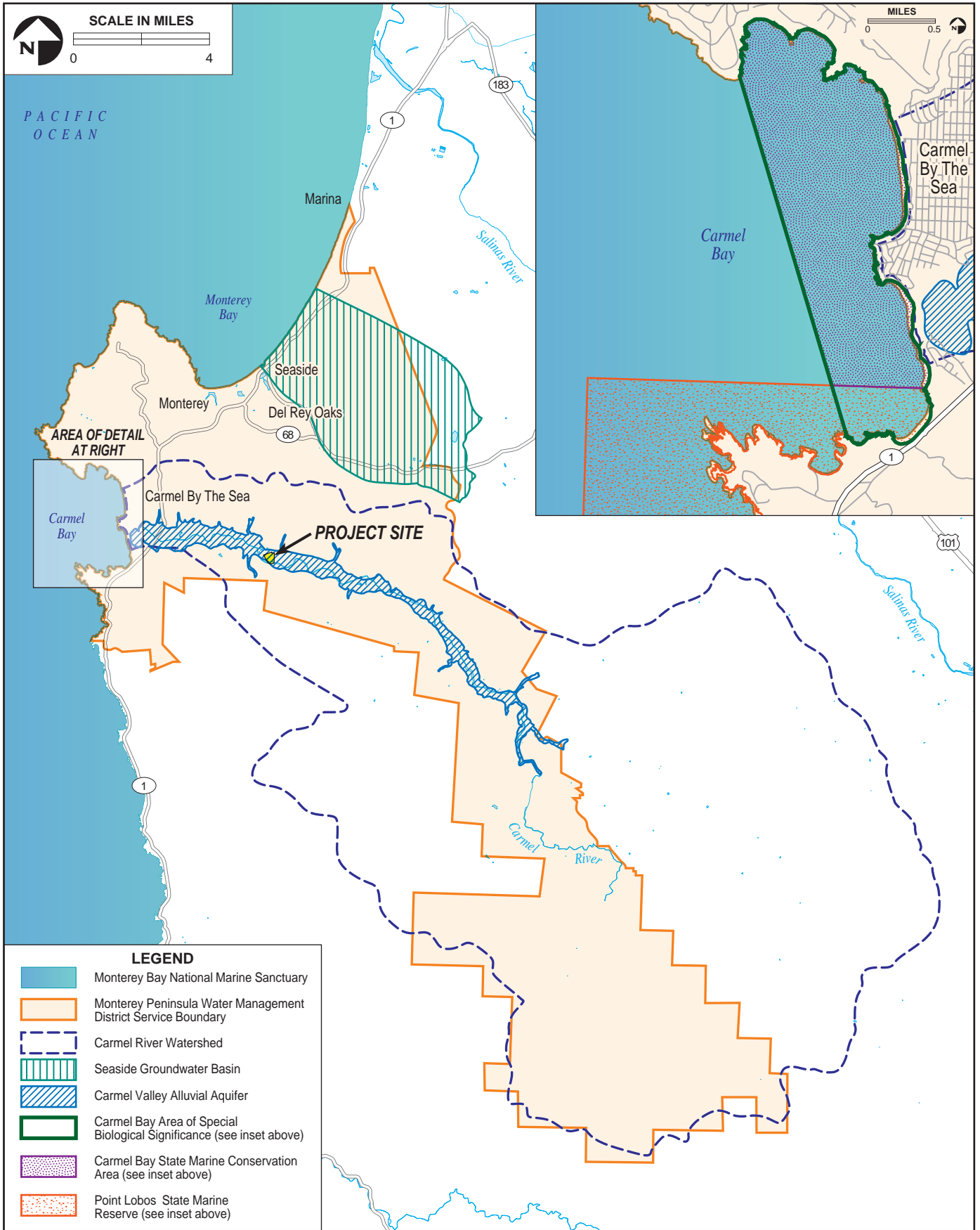
## 12 Surface Water Hydrology

13 The Monterey Peninsula is entirely dependent on local water supplies and does not currently  
14 have access to State or Federal surface water supply sources outside of the region, such as the  
15 State Water Project or Central Valley Project (MPWMD 2014b). Therefore, the primary supply is  
16 generated from precipitation in the local watersheds, which generally occurs during the winter  
17 months. The Monterey Peninsula is dominated by the Carmel River Basin watershed, and also  
18 contains several smaller watersheds that generally drain to the Pacific Ocean (MPWMD 2014a).

19 Carmel Valley is located within the 255-square mile Carmel River Basin watershed, the largest  
20 watershed in the Monterey Peninsula (Figure 4.8-1). This watershed originates at elevations of 4,500  
21 to 5,000 feet in the Santa Lucia Mountains and terminates at the Pacific Ocean at Carmel Bay. This  
22 drainage area is dominated by the Carmel River, which runs 36 miles from its headwaters to where  
23 it discharges at Carmel Bay, and also includes seven major stream tributaries along its course.  
24 Rainfall in the Los Padres National Forest, located in the southern portion of the Carmel River Basin  
25 watershed, makes up approximately 70 to 80 percent of the surface runoff in the entire basin  
26 (MPWMD 2014a). The total average annual runoff of the Carmel River from 1962 through 1998 is  
27 80,700 AFY; however, due to the weather patterns of the region, surface water supplies can vary  
28 substantially year-to-year (Department of Water Resources [DWR] 2004).



*Los Padres Reservoir is the only usable surface water storage on the Carmel River, with a current capacity of approximately 1,669 acre-feet. This water is primarily used to meet instream flow requirements and to partially offset impacts from groundwater pumping during dry periods. Photos: Los Padres Reservoir, photo by Cachagua (left), Reservoir Spill Way, photo by Damon Tighe (right).*



**Hydrologic Resources of the Carmel Valley and Surrounding Area**

**FIGURE 4.8-1**

1 There are two reservoirs along the main stem of the Carmel River that are owned and operated  
2 by California American Water (CalAm): the Los Padres and San Clemente Reservoirs. However,  
3 these reservoirs are highly impacted by sedimentation and are no longer relied upon for  
4 municipal water supply. The San Clemente Reservoir is also subject to storage restrictions based  
5 on requirements imposed by the California Division of Safety of Dams due to potential for  
6 failure of the dam during a seismic event. As a result, the San Clemente Reservoir does not have  
7 any usable storage during dry periods and is in the process of being removed. The Los Padres  
8 Reservoir has approximately 1,669 AF of usable storage, which amounts to approximately two  
9 percent of the annual runoff in the watershed. Water stored at the Los Padres Reservoir is  
10 released during dry periods to meet instream flow requirements and to partially offset impacts  
11 from groundwater pumping in the Carmel Valley (MPMWD 2014a).

12 The Carmel River Basin watershed, as well as the smaller San Jose Creek watershed, discharge  
13 into the Pacific Ocean in the Carmel Bay Area of Special Biological Significance (ASBS), a 6.2-  
14 mile section of the coastline bordering the City of Carmel which was designated by the SWRCB  
15 as requiring protection (SWRCB 2014a). The Carmel Bay State Marine Conservation Area  
16 (SMCA) and a portion of the Carmel Pinnacles State Marine Reserve (SMR) are contained  
17 within the Carmel Bay ASBS. The Carmel Bay ASBS is affected by storm water runoff that  
18 enters the bay from the City of Carmel-by-the-Sea and the Pebble Beach area watersheds, and is  
19 monitored and maintained for water quality by the SWRCB. The Carmel Bay ASBS is contained  
20 within the federally protected Monterey Bay National Marine Sanctuary (MBNMS), which runs  
21 276 miles from Marin to Cambria and extends an average of 30 miles offshore. The Carmel  
22 Pinnacles SMR and Point Lobos SMCA are also located in the vicinity of Carmel Bay; however,  
23 these two areas are located farther offshore.

#### 24 Groundwater

25 The Monterey Peninsula includes two groundwater basins: the Seaside Groundwater Basin and  
26 the Carmel Valley Alluvial Aquifer (CVAA; also known as the Carmel Valley Groundwater  
27 Basin); however, the CVAA is considered to be hydrologically connected to the Carmel River,  
28 and is therefore regulated along with the river's surface flows as opposed to being regulated as  
29 a separate water source.

30 The Seaside Groundwater Basin underlies approximately 19 square miles of hilly coastal plains  
31 and is located north of Carmel Valley, adjacent to the City of Monterey (MPMWD 2014b). Part  
32 of this groundwater basin extends under the Monterey Bay; however, the portion under the bay  
33 has not been fully explored. The primary source of recharge for this basin is infiltration of  
34 precipitation, while other sources, such as deep percolation of irrigation water, leaky pipes,  
35 septic systems, and possibly stream flow, also contribute a small amount of recharge. Due to  
36 significant groundwater pumping from the Seaside Groundwater Basin since 1995,  
37 groundwater levels and storage have declined. As a result, the basin was adjudicated in 2006,  
38 when total groundwater withdrawals from the basin were up to 5,600 AFY. The goal of the  
39 adjudication is to reduce annual withdrawals to the natural safe yield of 3,000 AFY by 2021.  
40 There is a total of 35 wells that draw from the Seaside Groundwater basin, 12 of which are

1 owned by Cal-Am, the investor-owned public utility that serves the majority of water users in  
2 the Monterey Peninsula, and 3 of which are owned by the City of Seaside; approximately 80  
3 percent of the groundwater produced from this basin is extracted by Cal-Am (MPMWD 2014a).

4 The CVAA is comprised of younger alluvium and river deposits and older alluvium and terrace  
5 deposits, with Monterey Shale and Tertiary sandstone beneath these layers. Groundwater is  
6 found principally in the younger alluvium deposits, which consist of boulders, gravel, sand, silt,  
7 and clay. This layer varies in thickness from approximately 30 to 50 feet in the upper portion of  
8 the basin to 100 to 180 feet near the mouth of the Carmel River (DWR 2004). The CVAA's  
9 alluvial deposits underlie the Carmel River and were found to be hydrologically connected to  
10 the Carmel River. In 1995, the SWRCB found that for the final 15-mile section of the Carmel  
11 River, "the aquifer underlying and closely paralleling the surface water course of the Carmel  
12 River is water flowing in a subterranean stream and subject to the jurisdiction of the SWRCB  
13 (SWRCB 1995)." Therefore, impacts to the groundwater basin impact the river and vice versa.  
14 For example, pumping of groundwater wells during the dry season lowers groundwater levels  
15 and causes surface flows to be reduced as some of the surface water infiltrates into the ground.  
16 The primary factors that reduce groundwater levels in the CVAA include pumping of  
17 groundwater wells, evapotranspiration by riparian vegetation, and outflow from the basin,  
18 while the primary factors that increase groundwater levels are subsurface inflow, infiltration of  
19 seasonal river flow, and reservoir releases used to augment summer low flows. Recharge from  
20 the Carmel River makes up 85 percent of the total recharge (MPMWD 2014a; DWR 2004). The  
21 CVAA generally recharges rapidly following winter rains. There are over 700 active  
22 groundwater wells that draw from the CVAA, 21 of which are owned and operated by Cal-Am  
23 (MPMWD 2014a, SWRCB 2009).<sup>1</sup>

24 According to California's Groundwater Bulletin 118, the CVAA underlies approximately eight  
25 square miles of the Carmel Valley and the groundwater storage capacity is estimated to be  
26 between 36,000 and 60,000 AF. Groundwater levels range from 5 to 30 feet below the land  
27 surface when the aquifer has recovered, with water level fluctuations ranging from 5 to 15 feet  
28 during normal years. However, during droughts, the CVAA can experience declines of up to 50  
29 feet (DWR 2004).

### 30 Surface Water and Groundwater Management

31 Much of the Carmel River Basin watershed is located in the MPWMD boundary, which includes  
32 a 170-square-mile boundary encapsulating the communities of Carmel-by-the-Sea, Del-Rey  
33 Oaks, Monterey, Pacific Grove, Seaside, Sand City, Monterey Peninsula Airport District and  
34 portions of Unincorporated Monterey County, including Pebble Beach and Carmel Valley; there  
35 are approximately 104,000 residents in the service area according to the 2010 U.S. Census. Water  
36 supplies that are managed by the MPWMD include the Carmel River, as well as groundwater

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<sup>1</sup> There are a total of approximately 750 active groundwater wells in the Monterey Peninsula, all of which are located in either the Seaside Groundwater Basin or the CVAA. Given that 35 of these wells are located in the Seaside Groundwater Basin, the remaining roughly 715 are located in the CVAA.

1 wells in the Carmel Valley and Seaside Basin. Water supplies from the Carmel River Basin  
2 watershed make up approximately 70 percent of the MPWMD area domestic water supply  
3 (MPWMD 2014a).

#### 4 Water Supply

5 Most of the water supply for Monterey Peninsula is provided by Cal-Am, a subsidiary of  
6 American Water Works Company Inc., which is the largest publicly-traded water and  
7 wastewater utility company in the country (American Water 2014). Cal-Am is regulated by the  
8 California Public Utilities Commission (CPUC) and serves approximately 95 percent of  
9 residents and businesses in the Monterey Peninsula. As discussed above, Cal-Am owns and  
10 operates a total of 33 production wells along the CVAA and Seaside Groundwater Basin, as well  
11 as the Los Padres and San Clemente Reservoirs. However, Cal-Am's total withdrawals from its  
12 primary water source, the CVAA, are limited based on SWRCB Order No. WR 95-10 and Order  
13 No. 2009-006 (MPWMD 2014a). In 1995, Order No. WR 95-10 limited Cal-Am's diversions from  
14 the CVAA to 11,285 AFY, directing Cal-Am to draw the maximum amount feasible from the  
15 Seaside Groundwater Basin to provide local water supplies (SWRCB 1995). In 2009, Cal-Am was  
16 found to be in violation of Order No. WR 95-10; therefore, SWRCB issued a cease and desist  
17 order, Order No. 2009-0060, which required Cal-Am to (1) curtail its unauthorized diversions in  
18 the CVAA by reducing diversions from this source to 3,376 AFY by 2017, and (2) develop  
19 replacement supplies for the MPMWD service area by December 2016 (SWRCB 2009).

20 Cal-Am's diversions from the Seaside Groundwater Basin are also limited based on the 2006  
21 adjudication decision to reduce total annual extractions to 3,000 AFY by 2021. The Watermaster  
22 for the Seaside Groundwater Basin has been allowing Cal-Am to extract water supplies beyond  
23 established limits; however, Cal-Am is required to compensate for this overdraft in the future.  
24 The total overdrafted amount reached 12,000 AF by 2013 and is expected to grow to 19,000 AF  
25 by 2018 (MPWMD 2014a).

#### 26 Wastewater Recycling

27 Wastewater from most of the Monterey Peninsula, including from all the cities in the region  
28 except Carmel-by-the-Sea, is treated at the Monterey Regional Water Pollution Control Agency  
29 (MRWPCA) Regional Treatment Plant near the mouth of the Salinas River; however,  
30 wastewater from Carmel-by-the-Sea, parts of unincorporated Carmel Valley, and Pebble Beach  
31 is treated at the Carmel Area Wastewater District (CAWD) plant located at the mouth of Carmel  
32 Valley, adjacent to the Carmel River. The CAWD produces approximately 790 AFY of recycled  
33 water that is used for irrigation at several Monterey Peninsula golf courses and at one local  
34 school. Use of this reclaimed water has resulted in a one-for-one decrease in CalAm system  
35 demand. Treated municipal wastewater not currently recycled is discharged to the Carmel Bay  
36 ASBS (MPWMD 2014a).

37 Wastewater that is generated in areas of the Carmel Valley that are outside of the CAWD  
38 service area is treated using individual on-site wastewater treatment systems. The number of

1 on-site wastewater treatment systems that are present in the Monterey Peninsula is estimated to  
2 be several thousand (MPWMD 2014a).

### 3 **4.8.2.2 Vicinity Setting**

#### 4 Surface Water and Drainage

5 The Project site is located entirely within the Carmel River Basin watershed, approximately 5.2  
6 miles upstream from the mouth of the Carmel River (4.1 miles directly east of the Pacific  
7 Ocean). It is downstream of both the Los Padres and San Clemente Reservoirs, which are in the  
8 upper reaches of the Carmel River. The vicinity surrounding the site includes hills to the north  
9 and south of the river valley, with the Carmel River flowing from east to west, toward the  
10 Pacific Ocean. Drainages from the surrounding hills run north or south toward the Carmel  
11 River, eventually discharging into the river.

#### 12 Groundwater Conditions

13 The Project site and immediately surrounding area overlie the CVAA. Groundwater pumping  
14 from the CVAA by both private well owners and Cal-Am in spring and summer results in  
15 dewatering of the lower six miles of Carmel River during normal years and up to nine miles  
16 during dry years (MPMWD 2014a). Therefore, the river reach that runs along the Project site is  
17 primarily dry for a few months through this period each year. Some sections of the river have  
18 deeper ponds that persist through these dry periods, including a pond that is located in the  
19 section of the Carmel River that traverses the Project site.

#### 20 Surface Water Quality

21 Surface water quality associated with non-point sources of pollution and potential  
22 sedimentation vary along the Carmel River Basin watershed. In the Los Padres National Forest,  
23 the water contains natural sediment loads that contribute to sedimentation at the two reservoirs.  
24 Through the Carmel Valley, there is a mix of land uses surrounding the river, including  
25 wilderness (Ventana Wilderness and Los Padres National Forest), viticulture, grazing,  
26 recreation (golf courses and park areas), and sparse residential, suburban, commercial and light  
27 industrial uses. These uses have the potential to contribute contaminants to storm water runoff  
28 that could drain to the Carmel River. Storm water runoff carries pollutants, such as oil and  
29 grease, from paved areas and sediment loads associated with grading, excavation, and other  
30 forms of soil disturbance, such as fires, grazing, agricultural practices, and vegetation removal  
31 for fire and flood control. Additional potential non-point sources of pollution include upstream  
32 discharge from thousands of private on-site wastewater treatment systems (OWTS). Surface  
33 discharge from OWTS is required to be treated to levels that allow contact without risk to  
34 health. Discharge from OWTS, such as from leach fields, occurs through subsurface discharge.  
35 However, such discharge can surface where soil or groundwater conditions prevent full  
36 absorption of this effluent.

1 The State of California requires that surface waters of the State comply with the water quality  
 2 standards approved by the SWRCB, with quality standards based on the beneficial uses of  
 3 particular surface water bodies. The Carmel River is located in the jurisdiction of the Central  
 4 Coast Regional Water Quality Control Board (RWQCB), and therefore must comply with the  
 5 water quality guidelines defined in the Water Quality Control Plan for the Central Coast Region  
 6 (Basin Plan). The Basin Plan defines beneficial uses of the Carmel River as municipal and  
 7 domestic supply, agricultural supply, industrial process supply, groundwater recharge,  
 8 freshwater replenishment, contact and noncontact recreation, commercial and sport fishing,  
 9 warm and cold freshwater habitat, migration of aquatic organisms, reproduction and early  
 10 development of fish, wildlife habitat, preservation of biological habitats of special significance,  
 11 and support of habitats necessary for the survival and successful maintenance of rare,  
 12 threatened, or endangered species (RWQCB 2011).

13 The RWQCB assessed the Carmel River for potential pollutants that may impair one or more of  
 14 its beneficial uses and found that this water body meets applicable water quality standards for  
 15 the assessed pollutants. Therefore, the Carmel River is not included on the 2010 Clean Water  
 16 Act Section 303(d) list of impaired water bodies (SWQCB 2014). Additionally, the water bodies  
 17 at or near the outlet of the Carmel River—the Pacific Ocean offshore from Carmel Bay (from  
 18 Point Pinos to Point Sur) and at Carmel Beach at Ocean Avenue—also meet RWQCB quality  
 19 standards for their defined beneficial uses and are not included on the 303(d) list. The assessed  
 20 beneficial uses and associated pollutants for the Pacific Ocean at both locations are limited  
 21 while those for the Carmel River are more extensive; however, all assessed pollutants in these  
 22 three water bodies meet applicable water quality standards (Table 4.8-1).

23 **Table 4.8-1. Pollutants Assessed by the RWQCB in Local Water Bodies**

Receiving Waters	Beneficial Use(s)	Assessed Pollutant(s)
Carmel River	Contact and Non-Contact Recreation	Enterococcus, Escherichia coli, Fecal Coliform, pH
	Municipal and Domestic Supply	Nitrate, Nitrogen, Ammonia (Total), pH
	Warm and Cold Freshwater Habitat	Ammonia (Unionized), Chlorophyll-a, Low Dissolved Oxygen, Turbidity, pH, Water Temperature
	Agricultural Supply	Boron, Electrical Conductivity, Nitrate, pH
Pacific Ocean (Point Pinos to Point Sur)	Shellfish Harvesting	Dieldrin
Pacific Ocean (at Carmel Beach at Ocean Avenue)	Water Contact Recreation	Enterococcus, Escherichia coli, Fecal Coliform, Total Coliform

24 Source: SWQCB 2014.

25 The MPWMD also assesses and regulates water quality in the Carmel River. According to the  
 26 MPWMD, the main stem of the Carmel River meets water quality standards for dissolved  
 27 oxygen, carbon dioxide, and pH levels; however, average daily water temperature occasionally



1 exceeds objectives in late summer and fall, reaching temperatures above 70 degrees; these high  
2 water temperatures threaten the health and reproductive capability of aquatic life. Turbidity in  
3 the Carmel River is generally low, with the exception of occasional winter storm events and  
4 associated turbidity from runoff; turbidity is particularly affected in the event of landslides and  
5 bank erosion (MPWMD 2014a).

#### 6 **4.8.2.3 Site Setting**

##### 7 Surface Water and Drainage

8 The Project site is relatively flat and is located in the Carmel Valley adjacent to the Carmel  
9 River. There are no drainages that contribute surface flows to or across the site. In the southwest  
10 portion of the site there is a 1.2-acre area that has been initially excavated for use as a pond, but  
11 the excavated area is currently dry. Due to the site's generally flat topography and lack of  
12 impermeable surfaces, precipitation that falls on the site primarily infiltrates into the ground.  
13 The Carmel River runs from east to west through the southern portion of the site. Runoff from  
14 the banks of the river would either infiltrate into the ground or runoff into the Carmel River and  
15 be carried west to where the river discharges into the Pacific Ocean at Carmel Bay.

##### 16 Groundwater Conditions

17 Groundwater movement beneath the Project site is to the west toward the Pacific Ocean,  
18 following the route of the Carmel River. Depth to groundwater on the Project site has been  
19 measured in one of the two wells and is estimated to be 20 feet below ground surface. The  
20 aquifer was determined to be a porous media aquifer, consisting of a mixture of interbedded  
21 sand, rock, decomposed granite, and greenstone. In this type of aquifer, open spaces generally  
22 exist between individual particles that comprise the aquifer. The two wells that are on the site  
23 are located approximately 550 feet from any sort of sewer line, sewage disposal, or septic tank  
24 and 550 feet from the Tehama Water Company irrigation pond on the neighboring property (C3  
25 Engineering 2013).

##### 26 Water Rights

27 Surface water rights are divided into two general categories: riparian rights and appropriative  
28 rights. Riparian rights are the right to use water from the natural flow of a watercourse and are  
29 generally associated with land that is adjacent to a river. As such, these rights usually remain  
30 with a property when it changes hands and cannot be sold separate from the property. This  
31 type of water right generally is not quantified and does not require a permit or government  
32 approval; instead, the right is based on historic beneficial and reasonable use of water on  
33 qualified lands. Water associated with a riparian right is restricted in its use in that it cannot be  
34 stored in a reservoir for later use and it must be used on the parcel connected to the right  
35 (SWRCB 2014b). These rights do not expire based on non-use, and therefore may be reactivated  
36 at any time that there is water available from the water source. In most situations, riparian  
37 rights are considered paramount to appropriative rights because they have higher priority than  
38 appropriative rights, and are therefore less likely to be curtailed in times of water shortages. In

1 relation to each other, all riparian rights have the same level of seniority; therefore, during a  
2 drought riparian users must share the available supply according to their needs (SWRCB  
3 2014b). Riparian rights are typically only vested in parcels abutting a watercourse, but in the  
4 case of the CVAA, parcels that overlie the underflow of the aquifer may have riparian rights as  
5 well.

6 Appropriative rights are different from riparian rights in that they can be separate from the land  
7 on which the water is used. Appropriative rights are historic water rights that were granted  
8 based on a user making a claim and subsequently using the water. These rights are entitlements  
9 to specific quantities of water designated for a specific use at a specific location. Appropriative  
10 rights are based on the prior appropriations doctrine, which follows the principal of, “first in  
11 time, first in right,” in which the oldest right is most senior while the newest right is most  
12 junior. Under this system, during times of water shortage, senior water rights are filled prior to  
13 the rights of more junior water rights holders. Appropriative rights depend on continual  
14 beneficial use, and a lapse in use for a period of five or more consecutive years could result in a  
15 loss of the right. Today’s permit process for appropriative rights was established in the Water  
16 Commission Act of 1914. An appropriative right that was acquired before 1914 is called a pre-  
17 1914 appropriative right and does not require a water right permit unless the volume of water  
18 used has increased since 1914 (SWRCB 2014b).

19 The Project site currently has a riparian right. The property’s riparian right is based on historic  
20 water use on the property and the property’s location adjacent to the Carmel River and  
21 overlying the CVAA; this right has been confirmed by MPWMD’s legal counsel (see Appendix  
22 F). Although MPWMD does not have the authority to assign a water right, they are responsible  
23 for administering Water Distribution System Permits based on users’ existing rights. Therefore,  
24 in order to reach a determination regarding an application for a Water Distribution System  
25 Permit, MPWMD performs a water rights determination analysis to confirm that an applicant  
26 has a right to the water they are requesting to use. After reviewing the permit application  
27 submitted by the property owner of the Project site, the MPWMA’s legal counsel determined  
28 that the property owner has a riparian right to water from the subterranean stream below the  
29 Carmel River (Appendix F).

30 The Applicant also has a reservation for appropriative rights to 96 AFY, as documented in  
31 SWRCB Order WRO 2003-0014; however, this water right cannot be used until the SWRCB  
32 “perfects” the right by issuing an appropriative right permit for the use of this water. The  
33 reservation of this 96 AFY right defines the quantity of water for which the property owner can  
34 apply that is being reserved as a senior right to the water rights held by the MPWMD, as  
35 described in SWRCB Decision 1632. The quantity of this right is based on historic water use on  
36 the site, as documented in SWRCB decision in Order WRO 2003-0014. Previously, under Order  
37 WRO 1997-03, the Project site was found to have an appropriate right of 37.4 AFY. This  
38 determination was based on water meter readings submitted by the owner; however, these  
39 readings were taken from a meter that had been malfunctioning. The property owner submitted  
40 a Petition for Reconsideration with evidence of the meter malfunction as well as other methods

1 and data to estimate historic water use on his property. In WRO 2003-0014, the SWRCB  
2 acknowledged the malfunction and updated the reservation to an allocation of 96 AFY to reflect  
3 the higher amount of historic use, which is reflected in the owner's well production records  
4 (Appendix F). The revised water right of 96 AFY, if perfected, would be permitted for  
5 withdrawal throughout the year based on historic water use on the property, as opposed to  
6 being restricted to winter months. The property owner has applied with SWRCB for an  
7 appropriate right permit, but this application is still outstanding.

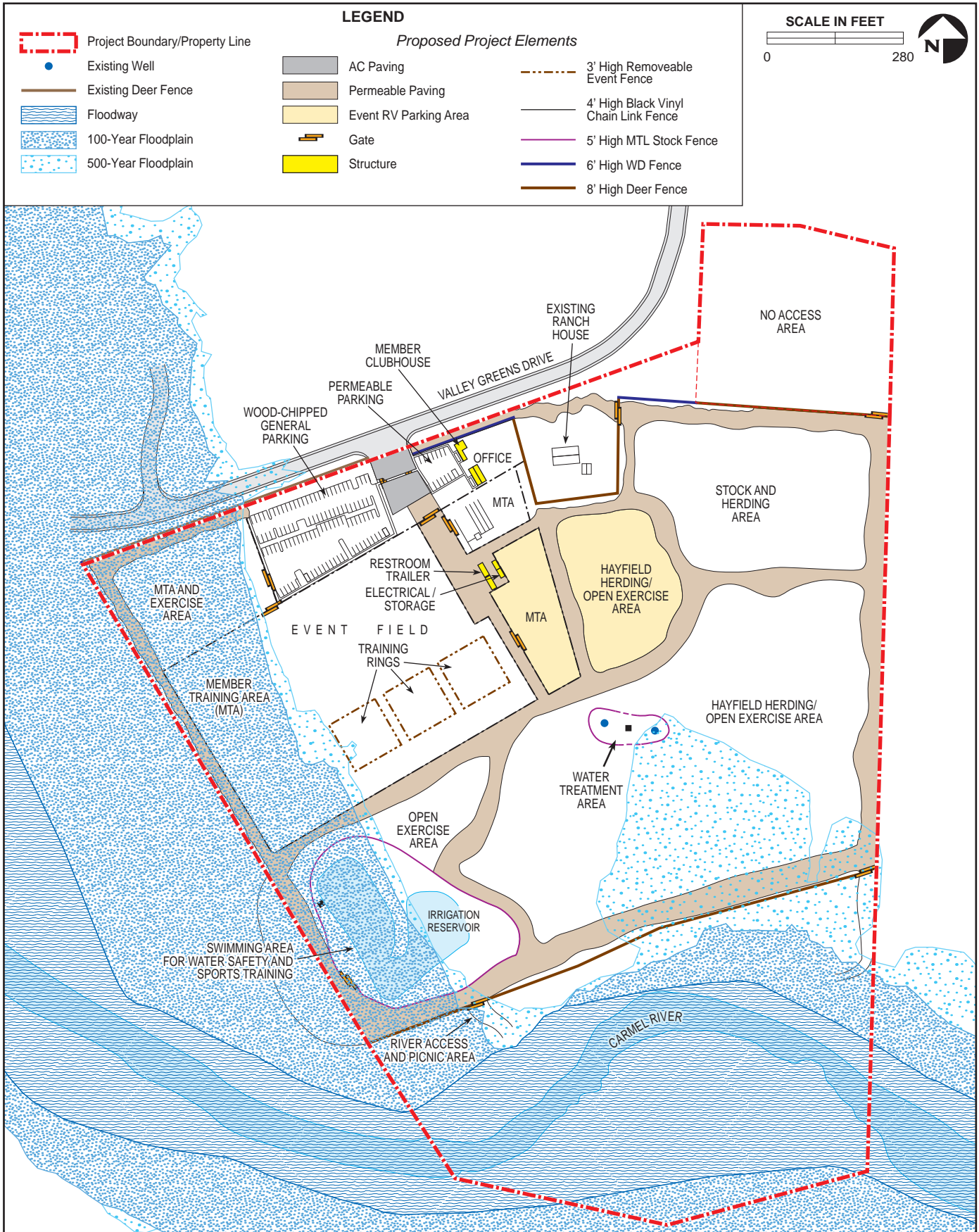
#### 8 Flood, Tsunami, Seiche, and Mudslide Hazards

9 The Carmel Valley is susceptible to major storms, with potential of flooding along the Carmel  
10 River. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate  
11 Map (FIRM) No. 06053C0340G, the western and southern portions of the Project site are located  
12 in a 100-year flood zone (Figure 4.8-2). The southern portion of the site includes the Carmel  
13 River and adjacent riparian area, which is a clear flood zone for the river. The western portion  
14 of the site consists of lower-lying areas that would be subject to flooding even though they are  
15 more removed from the river. The FEMA FIRM map shows the 500-year flood zone encroaching  
16 farther into the Project site from the south than the 100-year flood zone; however, these two  
17 flood zones are similar in the western portion of the site.

18 Activity within the 100-year floodplain is regulated by Monterey County Water Resources  
19 Agency (MCWRA), which is responsible for developing regional stormwater management  
20 plans and providing flood protection and stormwater management to the unincorporated areas.  
21 Monterey County uses an ALERT (Automated- Local-Evaluation-in-Real-Time) flood warning  
22 system that relies on remote sensors throughout the county, including 24 rain gauges, 10  
23 combination rain and stream gages, and 20 stream or reservoir/lagoon level sensors to transmit  
24 rain and stream level, allowing for the earliest possible flood warnings and river flow forecasts.

25 The outlet of the Carmel River and Carmel Valley is susceptible to tsunamis and seiches due to  
26 its location along the Pacific Coast and within Carmel Bay. Tsunamis and seiches are both series  
27 of ocean waves caused by seismic events or large earth movements. According to the Tsunami  
28 Inundation Map for Emergency Planning for the Monterey Quadrangle, a tsunami could  
29 inundate up to 0.6 miles inland from the mouth of the Carmel River. However, the Project site is  
30 located over 4 miles east of the shoreline with a minimum elevation of approximately 60 feet,  
31 and is not located in tsunami hazard area (California Emergency Management Agency [CEMA]  
32 2009).

33 The Carmel Valley is within an area along the Pacific Coast that is susceptible to mud and  
34 debris flows, defined as mass movements or dirt and debris that occur after intense rainfall,  
35 earthquakes, and severe wildfires. However, the Project site lies in a flat area of the Carmel  
36 Valley, removed from large hillsides that are susceptible to these sorts of risks; therefore, the  
37 Project site is not susceptible to mud and debris flows.



**Floodway and Floodplains in the Project Vicinity**

**FIGURE 4.8-2**

## 4.8.3 Regulatory Setting

### 4.8.3.1 Federal Regulations

#### Federal Clean Water Act (1972)

The Federal Water Pollution Control Act (later referred to as the Federal Clean Water Act), 33 United States Code (USC) § 1251 et seq. (1972) (CWA), is the primary federal statute governing water quality. The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the United States and gives the Environmental Protection Agency (U.S. EPA) the authority to implement pollution control programs. The statute's goal is to regulate all discharges into the nation's waters and to restore, maintain, and preserve the integrity of those waters. The CWA sets water quality standards for all contaminants in surface waters and makes it unlawful for any person to discharge any pollutant from a point source into navigable waters unless a permit is obtained under its provisions. The CWA mandates permits for wastewater and storm water discharges, requires states to establish site-specific water quality standards for navigable bodies of water, and regulates other activities that affect water quality, such as dredging and the filling of wetlands. The following CWA sections assist in ensuring water quality in surrounding water bodies:

- Section 208. Areawide Waste Treatment Management, requires states to develop programs to identify and control non-point sources of pollution, including runoff.
- Section 303. Water Quality Standards and Implementation Plans, requires states to establish and enforce water quality standards to protect and enhance beneficial uses of water for such purposes as recreation and fisheries.
- Section 405 of the Water Quality Act of 1987 added to Section 402(p) to the CWA. Pursuant to Section 402(p)(4) of the CWA, the U.S. EPA is required to promulgate regulations for National Pollutant Discharge Elimination System (NPDES) permit applications for storm water discharges.

### 4.8.3.2 State Regulations

#### Porter-Cologne Water Quality Control Act (1969)

The Porter-Cologne Water Quality Control Act of 1969, Water Code Section 13000 *et seq.*, is the primary water quality control law for California. The act established the SWRCB and divided the state into nine regional basins, each under the jurisdiction of a RWQCB. The SWRCB is the primary state agency responsible for the protection of California's water quality and groundwater supplies. The RWQCBs carry out the regulation, protection, and administration of water quality in each region. Each regional board is required to adopt a water quality control plan or basin plan that recognizes and reflects the regional differences in existing water quality, the beneficial uses of the region's ground and surface water, and local water quality conditions and problems.

1 The State of California Water Resources Control Board (SWRCB) has adopted a statewide  
2 construction general permit that applies to storm water and non-storm water discharges from  
3 construction activities. This general permit, which is implemented and enforced in the Carmel  
4 area by the Central Coast RWQCB, requires all owners of land where construction activity  
5 occurs to:

- 6 • Eliminate or reduce non-storm water discharges to storm water systems and other  
7 waters of the U.S.;
- 8 • Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) emphasizing  
9 storm water Best Management Practices (BMPs); and
- 10 • Perform inspections of storm water pollution prevention measures to assess their  
11 effectiveness.

12 In addition, SWRCB regulations mandate a “non-degradation policy” for state waters,  
13 especially those of high quality.

#### 14 **4.8.3.3 Regional and Local Regulations**

##### 15 Central Coast Regional Water Quality Control Board (RWQCB)

16 Monterey County is in the jurisdiction of the Central Coast RWQCB, Region 3. The Water  
17 Quality Control Plan for the Central Coast Basin (Basin Plan) was adopted by the RWQCB in  
18 1994, and the most recent edition with revised language reflecting fully approved Basin Plan  
19 amendments was released in November 2011. This Basin Plan gives direction on the beneficial  
20 uses of the state waters within Region 3, describes the water quality that must be maintained to  
21 support such uses, and provides programs, projects, and other actions necessary to achieve the  
22 standards established in the Basin Plan.

23 The RWQCB also passed Resolution No. R3-2013-005 in May 2013, which was approved by the  
24 SWRQB in January 2014, regulating waste discharge requirements for on-site wastewater  
25 treatment and disposal systems.

##### 26 Monterey County General Plan/Carmel Valley Master Plan

27 The Project Area is located within the Carmel Valley Planning Area, as defined in the Monterey  
28 County General Plan. Land use policies specific to Carmel Valley are included in the Carmel  
29 Valley Master Plan, which is included in the Monterey County General Plan. The Carmel Valley  
30 Master Plan was amended in February 2013 and includes policies related to hydrology and  
31 surface and groundwater quality that apply to the proposed Project. These policies include:

- 32 • *Policy CV-5.1: Pumping from the Carmel River aquifer shall be managed in a manner*  
33 *consistent with the Carmel River Management Program. All beneficial uses of the total water*  
34 *resources of the Carmel River and its tributaries shall be considered and provided for in planning*  
35 *decisions.*

- 1       • **Policy CV-5.3:** *Development shall incorporate designs with water reclamation, conservation,*  
2       *and new source production in order to:*
- 3             a. *maintain the ecological and economic environment;*  
4             b. *maintain the rural character; and*  
5             c. *create additional water for the area where possible including, but not limited to, on-site*  
6             *stormwater retention and infiltration basins.*
- 7       • **Policy CV-5.5:** *Parts of the Carmel Valley aquifer are susceptible to contamination from*  
8       *development in areas not served by a regional wastewater treatment facility. Development*  
9       *projects that include an on-site wastewater treatment system shall provide geologic and soils*  
10       *surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating*  
11       *such a system where it would not pose a threat of contamination to the aquifer. New development*  
12       *on existing lots of record shall be carefully reviewed for proper siting and design of any*  
13       *conventional or alternative on-site wastewater treatment systems in accordance with standards of*  
14       *the Monterey County Code 15.20, the Central Coast Basin Plan and the Carmel Valley*  
15       *Wastewater Study.*

## 16   **4.8.4    Environmental Impacts**

### 17   **4.8.4.1    Thresholds for Determining Significance**

18   Thresholds of significance for impacts to hydrology and surface and groundwater quality were  
19   modified from Appendix G of the Guidelines for the California Environmental Quality Act  
20   (CEQA). The original threshold regarding impacts the groundwater table was modified to  
21   include potential reduction of flows in the river since the Carmel River was found to be  
22   hydrologically connected to the CVAA. Impacts from the proposed Project would be considered  
23   significant if they were to:

- 24       • Violate any water quality standards or waste discharge requirements;
- 25       • Substantially deplete groundwater supplies or interfere substantially with groundwater  
26       recharge such that there would be a net deficit in aquifer volume, a lowering of the local  
27       groundwater table level, or a reduction in streamflow;
- 28       • Substantially alter the existing drainage pattern of the site or area in a manner which  
29       would result in substantial erosion or siltation on or offsite;
- 30       • Substantially alter the existing drainage pattern of the site or area or substantially  
31       increase the rate or amount of surface runoff in a manner which would result in flooding  
32       on or offsite;
- 33       • Create or contribute runoff water which would exceed the capacity of existing or  
34       planned storm water drainage systems or provide substantial additional sources of  
35       polluted runoff;
- 36       • Otherwise substantially degrade water quality;
- 37       • Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard  
38       Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

- 1 • Place within a 100-year flood hazard area structures which would impede or redirect  
2 flood flows;
- 3 • Expose people or structures to a significant risk of loss, injury or death involving  
4 flooding; or
- 5 • Cause inundation by seiche, tsunami, or mudflow.

#### 6 **4.8.4.2 Impact Assessment Methodology**

7 This analysis considers impacts from both the construction and the operation of the proposed  
8 Project, including potential impacts to surface and groundwater quality, flooding, or  
9 groundwater basin capacity. This analysis is based upon available data, staff reports, and other  
10 materials from the RWQCB and MPWMD (Appendix F).

#### 11 **4.8.4.3 Project Impacts and Mitigation Measures**

12 As described below, the following thresholds would not apply to the Project and are not  
13 analyzed further in this assessment.

14 Construction in a Flood Zone. Although the Project includes construction of some structures in  
15 the northern portion of the site (e.g., office, clubhouse, and bathrooms), these structures would  
16 be located outside of the 100-year and 500-year flood zones, as delineated on the FEMA FIRM  
17 for this area. The Project elements that would be present in the 100-year flood zone include the  
18 picnic area, irrigation reservoir, event field, Member Training Areas, and a small portion of the  
19 wood chipped general parking area. The only structures associated with these areas are the  
20 eight-foot tall food safety fence that surrounds the main property and the four-foot tall chain  
21 link fences covered with black vinyl that surround designated member training areas. The food  
22 safety fence is already present along the property line, and the new chain link fencing would  
23 not affect the flow of water. Therefore, no housing would be placed in a 100-year flood hazard  
24 area and no structures that would impede or redirect flows would be placed within a 100-year  
25 flood hazard area.

26 The areas that are subject to flooding are outdoor, day-use areas that would be evacuated at  
27 times of flooding and do not include any structures. Although portions of the site are located in  
28 the 100-year and 500-year flood zones, these areas are primarily in the fringe areas of the flood  
29 zone and not the main floodway. A floodway is the channel of a stream plus any adjacent  
30 floodplain areas that must be kept free of encroachment so that it can convey a 100-year storm  
31 without substantial increases in flood heights. The only portion of the site that is in the  
32 floodway is the southern portion where the Carmel River traverses the site. The floodway  
33 includes the river channel and the surrounding riparian area, south of where the access fence is  
34 located. The Project does not propose any changes to this area. Additionally, this area would be  
35 closed during flood events. Given that the Project would not locate structures in a flood zone  
36 and outdoor day-use areas would be quickly evacuated at times of flooding, the Project would  
37 not expose people or structures to a significant risk of loss, injury, or death involving flooding.



1 Site Drainage. Site drainage would remain substantially the same as under existing conditions;  
2 however, the addition of some impermeable surfaces would generate minor changes. The  
3 portion of the site that would be converted to impervious surfaces includes the four modular  
4 buildings (ranging from 400 to 800 square feet), the 1.2-acre reservoir which would be lined in  
5 order to contain water, and 2,000 square feet of sidewalks. The newly developed impervious  
6 surfaces would comprise approximately 1.3 acres (or 2.7 percent) of the 48.6 Project site. The  
7 four modular buildings and 2,000 square feet of sidewalks would be located over 1,000 feet  
8 from the Carmel River. Given that the Project site is relatively flat with a gentle slope toward  
9 the river and that most of the remaining 47.3 acres of the site would remain as permeable or  
10 semi-permeable surfaces, runoff from these surfaces would still be able to infiltrate into the  
11 ground within the site boundary.<sup>2</sup> Additionally, rain water that falls on or around the new  
12 irrigation pond would be contained within the pond, and would not result in additional  
13 drainage from the site. Although some of this water would be lost to evaporation, most of it  
14 would be used for irrigation on the site, where it would either evapotranspire from vegetation  
15 or infiltrate into the ground. Therefore, the drainage pattern of the Project site would remain  
16 substantially the same as under existing conditions.

17 With the exception of a portion of the irrigation pond, the proposed impervious areas are  
18 located outside of the 100-year floodplain area, and would not reduce the capacity of the  
19 floodplain to attenuate flows during a flood event. The irrigation pond is partially located in the  
20 flood zone and would potentially be connected to the river during a 100-year flood event.  
21 However, the pond is located in the fringe area of the flood zone and would not substantially  
22 reduce the floodplain's ability to attenuate flows. Further, if the irrigation pond is below its full  
23 capacity at the time floodwater overtops its banks, the irrigation pond has the potential to draw  
24 water away from the flood. Therefore, given general conformance with the existing setting of  
25 the site, operation of the proposed Project would not result in a substantial change to drainage  
26 during a flood event.

27 Given that site drainage would remain substantially the same as under existing conditions, the  
28 proposed Project would not result in substantial erosion or siltation on or offsite. Also, because  
29 the site would still be capable of infiltrating nearly all water that falls on the site, the Project  
30 would not substantially increase the rate of amount of surface runoff in a manner that would  
31 result in flooding on or offsite, exceed the capacity of existing or planned storm drains, or  
32 provide substantial additional sources of polluted runoff.

33 Tsunami, Seiche, and Mudflow. As discussed under environmental setting above, the Project  
34 site is located over four miles east of the coastline with a minimum elevation of approximately  
35 60 feet, and is not located in a tsunami or seiche inundation area. Additionally, the Project site is  
36 relatively flat and is located in a low-lying area, removed from steep hillsides that are  
37 susceptible to landslides and mudflows, and there are no known historical records of mudflows

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<sup>2</sup> The existing impermeable surfaces of the front entrance and ranch house would remain; however, this represents a very small portion of the site and would not impact existing drainage.

1 occurring within the immediate Project area. Therefore, impacts related to tsunami, seiche, and  
2 mudflow hazards would be insignificant.

3 **Impact HYD-1. The proposed Project has the potential to result in short-term impacts to**  
4 **surface water quality from increased erosion, sedimentation and polluted**  
5 **runoff during construction activities (Less than significant, Class III).**

6 During construction, particularly during phases that include excavation, grading, and other  
7 earthwork, the potential exists for increases in soil erosion and sediment transport.  
8 Additionally, the presence and use of large construction machinery on the site has the potential  
9 to result in a spill of fluids, such as oil and gas, which could be mobilized by storm water runoff  
10 and then enter the Carmel River.

11 The proposed Project would expose up to 9.3 acres of disturbed soil due to grading and  
12 leveling, as well as trenching for water and sewer systems. The disturbed areas would include  
13 approximately 1.2 acres for the irrigation reservoir; seven acres at the Membership Training  
14 Area; and 0.3 acres at the sites for the proposed modular buildings, concrete sidewalks,  
15 permeable pavements, and water and sewer systems. Approximately 6,253 cubic yards (CY) of  
16 excavated material would be balanced on site by using a portion of it to level the sites for the  
17 modular buildings and distributing the remaining soil across the approximately 32 acres of  
18 agricultural fields. Grading of the irrigation pond, which includes removal of 6,253 CY of soil,  
19 would occur in the southwestern portion of the site, approximately 300 feet away from the  
20 Carmel River, while all other grading, leveling, and trenching would occur in the northern  
21 portion of the site, over 1,000 feet from the river.

22 During storms, water flowing from the site has the potential to mobilize disturbed soils and  
23 associated contaminants, possibly carrying them into the Carmel River, thereby contributing  
24 sediment loads and contamination to the river and reducing water quality. However, the  
25 topography and permeability of the site, combined with the short duration of construction,  
26 would reduce this risk. The Project site is relatively flat and nearly all surfaces are permeable.  
27 The only substantial change to topography of the site would be construction of the irrigation  
28 pond; however, runoff occurring on or around the pond would flow into the pond and be  
29 collected in this pool of water. Although up to 1.3 acres (or 2.7 percent) of the 48.6 Project site  
30 would be converted to impervious surfaces (i.e., the reservoir, buildings, and sidewalks) over  
31 the course of the Project, most of the remaining 47.3 acres of the site would remain permeable  
32 and would be sufficient for absorbing storm water that falls on the site. Therefore, existing  
33 drainage patterns on the site would be predominantly maintained, with runoff from the limited  
34 impervious surfaces infiltrating into the ground on the surrounding permeable surfaces (e.g.,  
35 grass fields, dirt, and permeable parking areas). Accordingly, disturbed soils and potential  
36 contaminants that are mobilized by water flow may be carried to another area of the Project site,  
37 but would generally be deposited somewhere on the site, likely in the area where the water  
38 infiltrates into the ground.

1 Construction of the Project would occur over two phases, expected to each last two months in  
2 duration. Any ground that is disturbed during one of the phases would be converted to its final  
3 use by the end of that phase and would no longer pose a threat to construction-phase pollution.  
4 Therefore, any disturbed soils that are exposed as a result of grading or trenching would be  
5 exposed for a maximum of two months, limiting potential impacts from each phase to a two-  
6 month period.

7 Because more than one acre of land would be disturbed during the construction phase, the  
8 proposed Project would require a NPDES Construction General Permit as a standard condition  
9 of approval. This permit requires development and implementation of a Storm Water Pollution  
10 Prevention Plan (SWPPP), which defines Best Management Practices (BMPs) that would be  
11 incorporated into the Project to control potential erosion. BMPs could include use of temporary  
12 erosion management measures such as silt fences, stacked straw bales, and sandbag dikes as  
13 well as longer-term measures, such as establishment of grass and other vegetative cover as soon  
14 as possible following disturbance. Additional BMPs may also be implemented for any fuel  
15 storage or fuel handling that could occur on-site during construction. The SWPPP is required to  
16 be reviewed and approved by the County of Monterey Resource Management Agency prior to  
17 grading activities. This agency would also be responsible for enforcing the SWPPP during  
18 construction activities. Because implementation of a SWPPP is required for this Project, the  
19 potential for substantial erosion during the construction phase is low.

20 Given the small scale of the Project, existing permit requirements that call for implementation of  
21 erosion control measures, and the temporary nature of construction, potential impacts to water  
22 quality during the construction period would be *less than significant*.

### 23 Mitigation Measures

24 No mitigation measures required.

### 25 **Impact HYD-2. Operation of the Project may result in potential impacts to water quality** 26 **associated with the presence of animals on the site (Less than significant** 27 **with mitigation, Class II).**

28 As part of the proposed Project, livestock would be maintained on-site and dogs would be  
29 present during daytime use hours. Presence of animals on-site would result in manure on the  
30 premises and could result in soil disturbance from animals running or walking in loose soils,  
31 especially along the river banks where soil could enter the streamflow. If manure were allowed  
32 to accumulate or if the concentration of animals were particularly high, water quality  
33 degradation could occur.

34 The proposed Project would allow for sheep, goats, and ducks to be present on the site, with no  
35 more than 50 sheep and/or goats on-site at one time. Livestock would be rotationally grazed in  
36 the fenced areas during the day and housed in protective enclosures at night. Given that there  
37 would be a maximum of 50 grazing animals, and there would be approximately 32 acres of

1 irrigated fields that could be used for grazing, the site would have 0.64 acres (27,878 square feet)  
2 of potential grazing land available to support each animal.<sup>3</sup> Therefore, the Project as proposed  
3 would provide ample space to support animal activity levels and waste production in the fields.  
4 Additionally, livestock would not be grazed in the riparian area in the south of the property;  
5 therefore, they would not mobilize soil that could enter the Carmel River. The proposed Project  
6 includes a livestock manure management program for animal concentration areas (e.g., the  
7 protective enclosures) that includes composting and/or disposal of any substantial quantity of  
8 manure by Waste Management, as required by the Monterey County Environmental Health  
9 Bureau (refer to Section 2.4.3.6., *Solid Waste Management*). Given that livestock manure would be  
10 disposed of appropriately, there would be ample space for each animal, and livestock would  
11 not be grazed in the riparian area adjacent to the Carmel River, potential impacts to water  
12 quality associated with livestock on the Project site would be *less than significant with mitigation*.

13 The proposed Project also contains measures intended to limit the impacts of dogs present on  
14 the site. Dog waste would be collected on the site as it is produced at specially marked  
15 impermeable dog waste collection receptacles, which would be provided at all areas proposed  
16 for use by dogs (e.g., the Member Training Area, open exercise area, and riparian picnic area).  
17 These receptacles would be regularly serviced and would be disposed of under contract with  
18 Waste Management. Therefore, dog waste would not accumulate on the ground where it could  
19 enter stormwater and possibly reduce water quality. Additionally, the Project would limit the  
20 number of dogs allowed in the riparian area by the Carmel River, with a maximum of 30 dogs  
21 allowed at any given time in the first year in accordance with MM BIO-4b. In subsequent years,  
22 the limit would be based on minimizing impacts identified in the previous year's monitoring  
23 program. In total, the Project is expected to generate approximately 100 visits per day during  
24 daily operations and up to 250 people and 300 dogs during events; events are expected to occur  
25 up to 24 days per year. Given the seven-acre Member Training Area, as well as the additional 42  
26 acres of agricultural fields, walking paths, riparian habitat and other areas, the site has ample  
27 room to support the number of dogs proposed for daily use and for temporary short-term use.  
28 Therefore, potential impacts to water quality associated with this level of activity would be *less*  
29 *than significant with mitigation*.

### 30 Mitigation Measures

31 MM HYD-2                    The Applicant will prepare a Manure Management Plan as required by  
32 the Environmental Health Bureau prior to Project construction (Section  
33 4.13., *Public Services and Utilities*). The Applicant will comply with the  
34 approved Manure Management Plan and dispose of solid waste in a  
35 manner consistent with public health and safety requirements as an  
36 ongoing condition of the Environmental Health Bureau.

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<sup>3</sup> The County considers a sufficient amount of grazing space per grazing animal to be 20,000 square feet.

1 **Impact HYD-3. The proposed Project would rely on pumped groundwater and would have**  
 2 **the potential to deplete local groundwater supplies and reduce streamflow**  
 3 **in the Carmel River (Less than significant, Class III).**

4 The proposed Project would rely on the use of groundwater pumped from the CVAA from two  
 5 on-site wells. The estimated capacity for these wells is 600 gallons per minute (gpm) for the  
 6 large well and 200 gpm for the small well, and the proposed total withdrawals from the aquifer  
 7 are estimated to be 63.35 AFY. This level of extraction has the potential to result in a net deficit  
 8 in aquifer volume or a lowering of the local groundwater table level. Additionally, given that  
 9 the Carmel River was found to be hydrologically connected to the CVAA, a reduction in  
 10 groundwater levels could result in a reduction of streamflow.

11 *Proposed Water Use*

12 The Project proposes to use a total of approximately 63.35 AFY for ongoing operation  
 13 (Table 4.8-2). This estimate includes both the water that would be used for irrigation and  
 14 agricultural use and the water that would be treated for domestic use at the restrooms, office,  
 15 and clubhouse. There is also an existing residential property on the site. Water at this residence  
 16 is provided by Cal-Am and is not served by the on-site wells; this would remain the same under  
 17 the Project and would not affect water use associated with the Project.

18 **Table 4.8-2. Proposed Water Use under the Project**

<b>Water Application</b>	<b>Proposed Volume</b>
Domestic (treated water)	1.97
Pond Evaporation	2.44
Irrigation/Agriculture	58.03
Additional Landscaping	0.30
Livestock	0.50
Dog Rinse Stations	0.11
<b>Total Water Use</b>	<b>63.35</b>

19 Because the Project entails a change in use for groundwater pumped from the CVAA, the  
 20 Project applicant is required to obtain a Water Distribution System Permit from the MPWMD.  
 21 The permit application has been submitted by the Project Applicant; however, the MPWMD is  
 22 awaiting resolution of the California Environmental Quality Act (CEQA) process (i.e., final  
 23 findings based on this Environmental Impact Report [EIR]) prior to finalizing the permit (Pers.  
 24 Comm. with H. Stern at MPWMD 2014). Issuance of this permit is reliant on determinations  
 25 regarding the property owner's right to use water pumped from the CVAA.

26 *Water Rights*

27 The owner of the Project site has a riparian water right as well as the documented reservation  
 28 for appropriative rights to 96 AFY. The riparian right to the CVAA associated with this property

1 has been confirmed by MPWMD's legal counsel. However, riparian rights do not allow for  
2 seasonal water storage for irrigation purposes (SWRCB 2014b); therefore, any water permit  
3 issued based on the applicants riparian right would not allow for water storage in the proposed  
4 irrigation pond.

5 The Applicant also has a reservation for appropriative rights to 96 AFY, as documented in  
6 SWRCB Order WRO 2003-0014; however, this water right cannot be used until the SWRCB  
7 issues an appropriative right permit for the use of this water. If the Project Applicant's  
8 appropriative right to 96 AFY is not obtained, the Project may need to rely on the Owners'  
9 riparian right, which would prohibit the storage of water on-site and potentially make the  
10 proposed irrigation pond infeasible. If this is the case, then the Project would not develop the  
11 irrigation pond.

### 12 *Historic Use*

13 The assignment of water rights and water use permits is based on historic use, as documented  
14 by the property owner and confirmed by the SWRCB or MPWMD. In Order WRO 2003-0014,  
15 the SWRCB found the historic use on the Project site to be 96.0 AFY; however, the MPWMD  
16 found historic use to be 62.91 AFY. Order WRO 2003-0014 states that the historic use of 96.0  
17 AFY was determined based on the property owner's well logs, but does not indicate the time  
18 period for these logs. The MPWMD's calculation of historic use is based on the last 10 years of  
19 metered data, excluding years of non-use due to fallowing. MPWMD's current calculation of  
20 average historic use includes data from three years that may not accurately represent historic  
21 water use on the property:

22 2000 and 2001: During these two years the water meter was malfunctioning, and metered use  
23 was significantly lower than the three years preceding or following this time period; actual  
24 water use for those years is in unknown.

25 2008: Farming operations were discontinued in this year. As a result metered data represents a  
26 partial year, with an annual total significantly below previous years.

27 In terms of this analysis, the baseline water use is critical in determining whether or not  
28 proposed Project water use would potentially impact groundwater supplies and surface flows.  
29 For the last four years of available water use data (2008 to 2012), the site has been fallow.  
30 Because it is not uncommon to allow irrigated farmland to go fallow for a period of time, and  
31 due to the extended history of irrigated agriculture on this site (over 100 years), consistent with  
32 MPWMD's methodology to calculate historic use, the baseline for this analysis is not based on  
33 the most recent fallow years. Instead, the baseline for this analysis relies on the protocols used  
34 by the SWRCB, as the regulatory agency with the authority to perfect and issue appropriative  
35 water rights (Water Code Section 1250), by considering their historic use determination of 96  
36 AFY to be the baseline for this property.

### 1 *Water Distribution System Permit*

2 Given that the MPWMD has confirmed that the Applicant has a riparian right to water from the  
3 subterranean stream below the Carmel River, it is anticipated that they would issue a Water  
4 Distribution System Permit. The agency stated in their July 17, 2013 letter to the Monterey  
5 County Resource Management Agency Planning Department that, “the specific amount of  
6 water available will not be formally determined until completion of the MPWMD Water  
7 Distribution System Permit process, including a public hearing before the MPWMD Board of  
8 Directors” (Appendix F). The letter also states that, “it is reasonable to assume (barring  
9 unforeseen new information) that MPWMD staff will recommend approval of 62.91 AFY, which  
10 is the average of the most recent 10 years of well production.” The MPWMD also confirmed the  
11 likely approval of the 62.91 AFY quantity in their letter of comment on the IS/MND for this  
12 project (Appendix F). Given this information, the amount of water the Project is proposing to  
13 use (63.35 AFY) is slightly above the amount MPWMD has stated they are likely to authorize.

14 Based on the requirement to obtain a Water Distribution System Permit for the change in water  
15 use associated with the Project, the property owner would need to comply with the conditions  
16 of this new permit, particularly any restrictions to the volume of water that could be extracted  
17 under the permit. The Project applicant would obtain a Water Distribution System Permit prior  
18 to commencing operation of the Project. Given that the permitted level of groundwater  
19 extraction allowed under the permit would be based on the MPWMD’s analysis of historic  
20 water use on the property, the permit would not allow for a net increase of water demand  
21 beyond historic use. Additionally, MPWMD’s methodology for calculating historic use is based  
22 on metered data from the last 10 years of use, which is likely to generate an allowable use below  
23 the SWRCB’s historic use determination of 96 AFY, as described above. Therefore, proposed  
24 water use under this Project would be below historic use as calculated by the SWRCB and  
25 approximate to historical use as calculated by the MPWMD; therefore, implementation of this  
26 project would not result in a net deficit in aquifer volume, a lowering of the local groundwater  
27 table level, or a reduction of streamflow in the Carmel River, and this impact would be *less than*  
28 *significant*.

### 29 *Groundwater Recharge*

30 The newly developed impervious surfaces would comprise approximately 1.3 acres (or 2.7  
31 percent) of the 48.6 Project site. Because site drainage would remain predominantly the same as  
32 under existing conditions, with nearly all rain water that falls on the site either evaporating or  
33 percolating into the ground, recharge to the CVAA would be the same as under existing  
34 conditions. Therefore, the proposed Project would not interfere substantially with groundwater  
35 recharge such that there would be a net deficit in aquifer volume or a lowering of local  
36 groundwater table levels, and this impact would be *less than significant*.

### 37 Mitigation Measures

38 No mitigation measures required.

1 **Impact HYD-4. Use of an On-site Wastewater Treatment System (OWTS) and associated**  
2 **leach field has the potential to degrade surface and/or groundwater quality**  
3 **(Less than significant, Class III).**

4 As proposed by the Applicant, the Project includes the use of an OWTS and leach field, which  
5 would be located between the restroom and the clubhouse office. These facilities would treat  
6 effluent from the office, clubhouse, and restroom facilities. Given that the proposed maximum  
7 water use for these facilities is 2.0 AFY, the average daily use would be a maximum of 1,785  
8 gallons per day (gpd); therefore, the average daily amount of effluent that would be generated  
9 would be slightly less than 1,785 gpd. The system would dispose of treated effluent on land  
10 overlying the CVAA, and would be located over 1,000 feet away from the Carmel River.

11 The OWTS and associated leach field would be required to comply with existing policies of the  
12 Carmel Valley Master Plan. Specifically, Policy CV-5.5 requires a geologic and soil survey to  
13 assess the suitability of the proposed OWTS site and ensure that wastewater disposal would not  
14 pose a threat of contamination to the aquifer. The OWTS would be reviewed for proper siting  
15 and design in accordance with standards of the Monterey County Code 15.20, the Central Coast  
16 Basin Plan, and the Carmel Valley Wastewater Study. The proposed leach field site has already  
17 been analyzed for suitability by the Monterey County Environmental Health Bureau, and they  
18 determined that the proposed location has adequate area for disposal of this amount of effluent  
19 (Appendix F). Given conformance with existing OWTS policies, and the OWTS and leach field's  
20 location removed from the Carmel River, impacts to surface and groundwater quality  
21 associated with the use of an OWTS would be *less than significant*.

22 Mitigation Measures

23 No mitigation measures required.

24 **4.8.4.4 Cumulative Impacts**

25 The proposed Project would contribute to continued withdrawals from the CVAA, which is  
26 currently over-appropriated and contributes to reduced flows in the Carmel River, a critical  
27 habitat for two threatened species (see Section 4.4, *Biological Resources*). These withdrawals,  
28 when combined with other groundwater pumpers in the area, would affect groundwater levels  
29 and associated surface flows in the Carmel River.

30 The MPWMA is responsible for integrated management of surface and ground water resources  
31 through the Carmel Valley, including management of the CVAA, and has enacted policies and  
32 rules to ensure that the permits they issue are in compliance with CEQA. The MPWMA also  
33 performs hydrologic monitoring of the CVAA and monitors Cal-Am water wells as part of their  
34 management efforts. Given that new projects proposing to use water from the CVAA would  
35 have to follow the policies and procedures defined by the MPWMD, they would also face  
36 pumping restrictions based on protecting the aquifer and the river. Additionally, as discussed  
37 in Impact HYD-3, groundwater pumping associated with the proposed Project would be



1 constrained at levels at or below historic use, thereby preventing the Project from resulting in  
2 any additional impacts to groundwater levels and associated surface flows in the Carmel River.  
3 Therefore, cumulative impacts to groundwater levels and surface flows in the Carmel River  
4 would be *less than significant*.

#### 5 **4.8.4.5 Residual Impacts**

6 The proposed Project has the potential to have residual impacts to surface water quality;  
7 however, the proposed mitigation measure, MM HYD-2, Manure Management Plan, would  
8 reduce the presence of dog waste on the property and associated potential impacts to water  
9 quality such that these impacts would be less than significant.

10 The proposed Project also has the potential to result in a net deficit in aquifer volume, a  
11 lowering of the local groundwater table level, or a reduction of streamflow in the Carmel River.  
12 However, the Project applicant would obtain a Water Distribution System Permit prior to  
13 commencing operation of the Project. This would ensure that the amount of water use approved  
14 for the site would be equal or less than historical use at the site, and therefore this impact would  
15 be reduced such that it is less than significant.

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## Section 4.9 Land Use and Planning

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3

### 4.9.1 Introduction

4 This section provides information on the existing and planned uses of the Project site and  
5 existing land use activities in the Project vicinity. It also summarizes the land use policies and  
6 regulations applicable to the Project site and assesses land use impacts of the proposed Project.  
7 This section was developed using background information from the Monterey County General  
8 Plan, the Carmel Valley Master Plan, and the Monterey County Title 21 (Inland) Zoning  
9 Ordinance. A detailed analysis of Project consistency with various policies is presented in  
10 Chapter 5.0, *Consistency with Plans and Policies*.

11

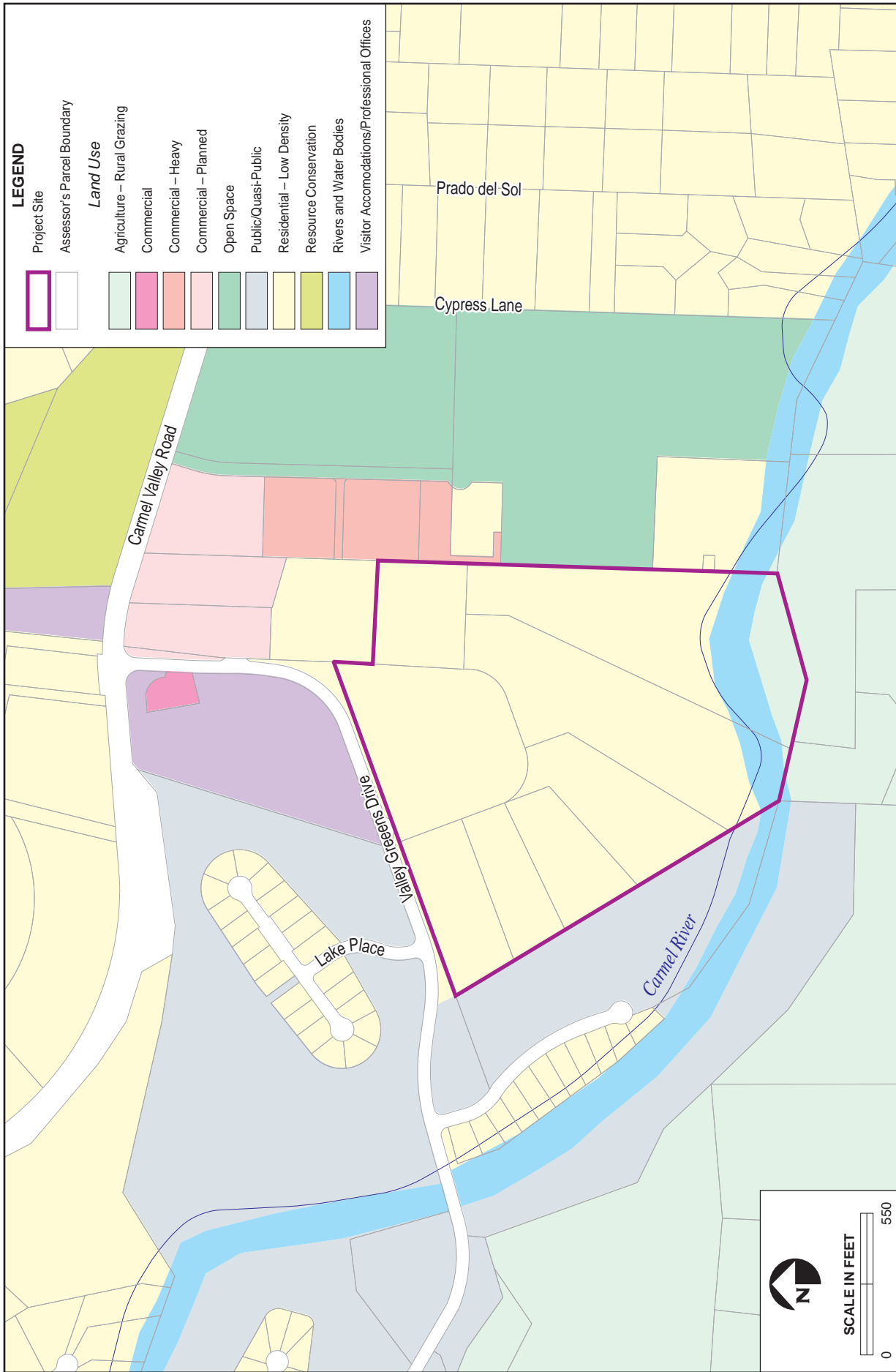
### 4.9.2 Existing Conditions

12

#### 4.9.2.1 Project Vicinity

13 The Project site is situated within the greater Monterey Peninsula in Carmel Valley, an  
14 unincorporated portion of Monterey County, located outside of the Coastal Zone. Carmel  
15 Valley constitutes its own planning area within unincorporated Monterey County; development  
16 is guided by the Carmel Valley Master Plan. Carmel Valley is characterized by semi-rural  
17 development including residential, recreation, and commercial centers set among open space  
18 and agricultural uses. Commercial and visitor-serving land uses are spaced throughout the  
19 region (Monterey County 2011); wine tasting rooms, resort lodges, and small retail centers make  
20 up the majority of these land uses. In the immediate Project vicinity, uses include the Baja  
21 Cantina Valley Hills Shopping Center and facilities at the Quail Lodge Golf Club, north of the  
22 site (see Figure 4.9-1). Public and Quasi Public spaces occupied by several parks and golf course  
23 are also located throughout the region. The Quail Lodge Golf Club, to the west and north of the  
24 Project site, are designated as Public/Quasi Public.

25 Low density residential land uses located within the immediate vicinity of the Project site  
26 include the Poplar Lane residences to the west, Lake Place residences to the north, and the  
27 Prado Del Sol neighborhood to the east (refer to Figure 1-1). Land uses further north and south  
28 from the Carmel Valley Road corridor consist largely of open space and very low density  
29 housing, designated as Rural Residential to the north and Rural Grazing to the south (Monterey  
30 County 2011). Substantial amounts of open space include California oak woodland, riparian  
31 woodland, chaparral grassland, and savanna habitats.



**FIGURE 4.9-1**

**Land Uses within the Project Area and Vicinity**

1 This region is designated as Visually Sensitive by the County General Plan, where development  
 2 is encouraged to be subordinate to the natural features of the area, and preservation of natural  
 3 terrain, vegetation, and voluntary restrictions on development are encouraged (Monterey  
 4 County 2010).

5 Valley Road is the main thoroughfare through the area, providing regional access to the State  
 6 Designated Scenic Highway 1, located three miles west of the Project site and extending inland  
 7 through the valley. Carmel Valley Road is a County Proposed Scenic Route and is located 0.25  
 8 miles north of the Project site.

#### 9 **4.9.2.2 Project Site**

10 The Project site is composed of eight  
 11 adjacent parcels totaling 48.6 acres at 8100  
 12 Valley Greens Drive. The Project site is  
 13 bordered by a two-lane local road, Valley  
 14 Greens Drive to the north; agriculture-  
 15 related commercial uses and open space to  
 16 the east; parcels designated as Agricultural  
 17 - Rural Grazing to the south; and Quasi-  
 18 Public uses of the Quail Lodge Golf Club to  
 19 the west (see Figure 4.9-1). Access to the  
 20 Project site is provided from an existing  
 21 entrance on the site's northern boundary  
 22 on Valley Greens Drive, located  
 23 approximately 0.25 miles from the  
 24 roadway's junction with Carmel Valley



*Uses in the Carmel Valley surrounding the Project site consist mostly of agricultural uses, commercial, and low density residential development within a rural setting.*

25 Road. Surrounding development includes visitor accommodations and facilities of the Quail  
 26 Lodge Golf Course immediately across from the site on Valley Greens Drive, fairways of the  
 27 golf course adjacent to the west of the site, the 2.7-acre Tehama Water Company irrigation  
 28 pond, the Rana Creek Nursery located on land zoned Open Space, a private residence and  
 29 equestrian facility to the southeast, and the Canada Woods Commercial Center, located in an  
 30 area zoned for Heavy Commercial. Additionally, the Baja Cantina Valley Hills Shopping  
 31 Center, and Hacienda Hay and Feed are located to the northeast of the Project site in an area  
 32 zoned for Planned Commercial uses.

33 The Project site's eight contiguous parcels are all zoned Low Density Residential (LDR/2.5-D-S-  
 34 RAZ). Areas zoned Low Density Residential may contain one to five acres per residential unit,  
 35 with conditionally allowable uses of recreation, public and quasi-public uses. Agricultural  
 36 activities including crop farming is an allowed use within the LDR district. Based on the size of  
 37 the Project site, building coverage is limited to 25 percent (Monterey County 2010). The Carmel  
 38 Valley Master Plan designates the majority of the Project site as Residential - Low Density,  
 39 while the southern portion below the Carmel River is designated as Rural Grazing (Monterey  
 40 County 2011). The parcel is subject to the Zoning Ordinance for Inland Areas (Title 21). A

1 Design Control (D) Overlay also applies to the site, as well as a Site Plan Review (S) District and  
2 Residential Allocation Zoning (RAZ) Overlay. The Project site is located approximately 3.75  
3 miles from the Monterey Regional Airport and is outside of the airport's Transitional Surface  
4 Zoning area, which regulates height and use of development within the area (Monterey County  
5 2010; Monterey County Airport Land Use Commission 1987).

6 The Project site currently contains 37 acres of level agricultural fields enclosed by a food safety  
7 fence, 11 acres of riparian habitat along the Carmel River, and one residence located in the  
8 northern portion of the site. While the site historically has been used for organic row crop  
9 farming on predominantly Prime Farmland soils, the land was primarily fallowed since 2008 up  
10 until recent planting of sod in the northern portion of the site. The Project site was most recently  
11 intensively cultivated under lease to Earthbound Farms, which produced a variety of organic  
12 crops including vegetables, flowers, and herbs. A residence is located within the northeastern  
13 portion of the Project site and is occupied by the ranch manager; however, no other habitable  
14 structures are located within the boundaries of the Project site.

15 The southern portion of the Project site includes the Carmel River and an associated dense  
16 riparian area, which is the location of the Monterey Peninsula Water Management District  
17 (MPWMD) Valley Hills Restoration Project, a voluntary restoration project that the site Owner  
18 has participated in. The southern portion of the Project site is also located within the Carmel  
19 River 100-year floodplain, as designated by the Federal Emergency Management Agency  
20 (FEMA 2009). Consequently, portions of the Project site are subject to Monterey County Zoning  
21 Ordinance 21.64.130, Regulations for Land Use in the Carmel River Floodplain.

## 22 **4.9.3 Regulatory Framework**

23 This section presents applicable land use policies and regulations, including the Monterey  
24 County Title 21 (Inland) Zoning Ordinance. A policy analysis, including goals and policies from  
25 the Monterey County General Plan and the Carmel Valley Master Plan, is presented in Chapter  
26 5.0, *Consistency with Plans and Policies*.

### 27 **4.9.3.1 State Policies and Requirements**

#### 28 California State Law, Government Code (Sections 65300 and 65302[a])

29 Government Code Sections 65300 and 65302(a) require that counties develop general plan  
30 elements to guide future development. Each county must prepare and adopt a comprehensive,  
31 long-term general that contains seven mandatory elements including land use, circulation,  
32 housing, conservation, open space, noise, and safety. The Land Use Element must correlate with  
33 the Circulation Element and be consistent with all other General Plan Elements. Government  
34 Code Section 65302(a) requires a land use element which designates the proposed general  
35 distribution, general location, and extent of uses of the land for housing, business, industry,  
36 open space including agriculture, natural resources, recreation and enjoyment of scenic beauty,

1 education, public buildings and grounds, solid waste disposal facilities, and other categories of  
2 public and private uses of land.

### 3 **4.9.3.2 Local Policies**

4 A number of County of Monterey policy and planning documents address land use issues that  
5 pertain to the proposed Project. The guiding element that defines the blueprint for physical  
6 development is the Carmel Valley Master Plan. However, the Carmel Valley is also subject to  
7 the policies of the 2010 Monterey County General Plan, which is the current applicable General  
8 Plan for inland portion of Monterey County, including the Project site.

9 The overall intent of these policies is to beneficially guide development within the County,  
10 taking into account the needs of County residents and the preservation of natural resources. The  
11 planning policies most relevant to the proposed Project are summarized in Chapter 5.0,  
12 *Consistency with Plans and Policies*. Specific zoning ordinance regulations and development  
13 standards are discussed below. Other plans and policies that may be important to the  
14 evaluation of a particular environmental issue are presented in issue-specific analyses presented  
15 below, and throughout Chapter 4.0 of this EIR.

#### 16 Zoning Ordinance for the County of Monterey (Title 21)

##### 17 *Chapter 21.14: Regulations for Low Density Residential Zoning Districts of "LDR"* 18 *Districts*

19 21.14.030 USES ALLOWED.

20 C. The keeping of pets;

21 D. Animal husbandry and small livestock farming; provided that not more than one horse,  
22 mule, cow, or similar livestock shall be kept for each twenty thousand square feet of land area;

23 E. Rooming and boarding of not more than 2 persons;

24 F. Accessory structures and accessory uses to any permitted use;

25 N. Crop farming, tree farming, viticulture and horticulture;

26 O. Other uses of a similar character, density and intensity to those listed in this Section;

27 P. Intermittent livestock farming or animal husbandry uses such as "4-H" projects

1 21.14.050 USES ALLOWED, USE PERMIT REQUIRED IN EACH CASE. (Chapter  
2 21.74)

3 B. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools,  
4 public safety facilities, public utility facilities but not including uses of a non- residential nature  
5 such as jails, rehabilitation centers, detention facilities or corporation yards;

6 C. Country clubs;

7 D. Golf courses;

8 E. Commercial kennel (ZA);

9 S. Assemblages of people, such as carnivals, festivals, races and circuses, not exceeding ten days  
10 and not involving construction of permanent facilities (ZA);

11 X. Other uses of a similar character, density and intensity to those uses listed in this Section;

12 Z. Mobilehome parks, pursuant to Section 21.64.210.

13 Chapter 21.44: Regulations for Design Control Zoning Districts

14 *21.44.010 PURPOSE*

15 The purpose of this Chapter is to provide a district for the regulation of the location, size,  
16 configuration, materials, and colors of structures and fences, except agricultural fences, in those  
17 areas of the County of Monterey where the design review of structures is appropriate to assure  
18 protection of the public viewshed, neighborhood character, and to assure the visual integrity of  
19 certain developments without imposing undue restrictions on private property.

20 Chapter 21.66: Development Standards

21 *21.66.020 – Environmentally Sensitive Habitats*

22 A. Purpose: The purpose of this section is to provide development standards which will allow  
23 for the protection, maintenance, and, where possible, enhancement and restoration of  
24 environmentally sensitive habitats. The environmentally sensitive habitats of Monterey  
25 County are unique, limited, and fragile resources important to the enrichment of present  
26 and future generations of County residents and visitors.

27 B. Applicability: The provisions of this section shall be applicable to areas known by available  
28 resource information, site review or other research, to contain environmentally sensitive  
29 habitats.

30 C. Regulations: Biological Survey Requirement.

- 1 1. A biological survey shall be required for all proposed development meeting one or more  
2 of the following criteria:
  - 3 a. The development is proposed within a known environmentally sensitive habitat,  
4 based on the most current resource maps, other reliable other available resource  
5 information, or through the planner's on-site investigation;
  - 6 b. The development is located within 100 feet of an environmentally sensitive habitat,  
7 and has potential negative impact on the long-term maintenance of the habitat.
- 8 2. The survey shall be required, submitted, and meet approval of the Director of Planning  
9 and Building Inspection prior to the project application being determined complete.
- 10 3. The survey shall be prepared by a qualified biologist, as selected from the County's list  
11 of consulting biologists maintained by the Planning and Building Inspection  
12 Department. Report preparation shall be at the applicant's expense.
- 13 4. The biological survey shall contain the following elements:
  - 14 c. Identify the property surveyed, with accompanying location map and site plan  
15 showing topography and all existing and proposed structures and roads, and the  
16 proposed project site or sites;
  - 17 d. Describe the method of survey;
  - 18 e. Identify the environmentally sensitive habitat found on the site and within 100 feet of  
19 the site with an accompanying map delineating the habitat location or locations.
  - 20 f. Describe and assess potential impacts of the development on the environmentally  
21 sensitive habitat(s) identified in the survey found on the site or on neighboring  
22 properties;
  - 23 g. Recommend mitigation measures which will reduce impacts;
  - 24 h. Assess whether the mitigation measures will reduce the development's impact to an  
25 insignificant level.
- 26 5. The biological survey shall be waived by the Director of Planning and Building  
27 Inspection for development of a single family dwelling on a vacant lot created through  
28 subdivision or lot line adjustment, for which an accepted biological survey was  
29 previously prepared.
- 30 D. General Development Standards.
  - 31 6. Development, including vegetation removal, excavation, grading, filling, and  
32 construction of roads and structures shall be prohibited in environmentally sensitive



1 habitats. As an exception, resource dependent uses, including nature education and  
2 research, hunting, fishing and aquaculture, may be allowed within environmentally  
3 sensitive habitats if it has been determined through the biological survey that impacts of  
4 such uses will not harm the habitat's long-term maintenance.

5 7. Development on parcels containing or within 100 feet of environmentally sensitive  
6 habitats, shall be permitted only where they will not have a significant adverse impact  
7 on the habitat's long-term maintenance, either on a development or cumulative basis.  
8 Development shall only be approved where conditions of approval are available which  
9 will mitigate adverse impacts to and allow for the long-term maintenance of the habitat,  
10 as determined through the biological survey.

11 8. Removal of indigenous vegetation and land disturbance, such as grading, excavation,  
12 paving, and fill, in or within 100 feet of environmentally sensitive habitats shall be  
13 limited to that necessary for the structural improvements and driveway access.  
14 Modifications to the proposal shall be made for siting, location, design, bulk, vegetation  
15 removal, and grading where such modifications will reduce impacts to the habitat.

16 9. The use of native species consistent with and found in the project area shall be required  
17 in landscaping required as a condition of Project approval.

18 10. Development activities which would adversely affect the breeding habitat of rare,  
19 threatened and endangered birds shall be regulated by conditions of project approval to  
20 avoid significant impacts during their breeding and nesting seasons.

## 21 **4.9.4 Environmental Impacts**

### 22 **4.9.4.1 Thresholds of Significance**

#### 23 CEQA Guidelines

24 The following thresholds of significance are based on Appendix G of the 2014 CEQA  
25 Guidelines. For purposes of this EIR, implementation of the proposed Project may have a  
26 significant impact on land use if it would:

- 27 a) Physically divide an established community;
- 28 b) Conflict with any applicable land use plan, policy, or regulation of an agency with  
29 jurisdiction over the project (including, but not limited to the general plan, specific plan,  
30 local coastal program, or zoning ordinance) adopted for the purpose of avoiding or  
31 mitigating an environmental effect;
- 32 c) Induce substantial population growth in an area, either directly or indirectly; or,

- 1 d) Conflict with any applicable habitat conservation plan or natural community  
2 conservation plan.

#### 3 **4.9.4.2 Impact Assessment Methodology**

4 The proposed Project would not physically divide an established community and does not  
5 propose new development or utilities that could induce substantial population growth;  
6 therefore, thresholds (a) and (c) do not apply. Further, the proposed Project is not within an area  
7 subject to any conservation plans; therefore, threshold (d) does not apply. Potential conflicts  
8 with plans and policies associated with threshold (b) are addressed in Chapter 5.0 *Consistency*  
9 *with Plans and Policies*. Where such conflicts closely correspond with physical environmental  
10 impacts, they are discussed below, summarizing analysis of significant impacts as discussed in  
11 individual resource sections of this EIR.

#### 12 **4.9.4.3 Summary of Required Land Use Permits and Approvals**

13 Implementation of the proposed Project would require consideration and approval of the  
14 following:

- 15 • Use Permit to allow for special use of the property subject to special conditions.
- 16 • Design Approval.
- 17 • Project consideration and recommendation by the Planning Commission to the Board of  
18 Supervisors; final action by the Board of Supervisors.

#### 19 **4.9.4.4 Project Impacts and Mitigation Measures**

20 Potential conflicts related to the proposed Project's relationships to the County's adopted policy  
21 framework are primarily related to traffic and land use consistency. These land use impacts are  
22 discussed below.

23 **Impact LU-1 Conversion of agricultural lands and introduction of daily operation and**  
24 **event uses would be potentially inconsistent with existing uses and the**  
25 **character of the area (Less than significant with mitigation, Class II).**

##### 26 Conversion of Agricultural Lands

27 The Project would temporarily modify the working agricultural landscape of the leased  
28 property to include secure fenced and private areas for Carmel Canine Sports Center (CCSC)  
29 members and their dogs to exercise, train, and socialize. However, the Project would not be  
30 located within an incompatible land use. The Project site would function in much the same way  
31 as the Quail Golf Course and noise produced from the Project site would be compatible with the  
32 surrounding residential setting. Proposed Project daily operations are allowed with a Use  
33 Permit, consistent with the sites Low Density Residential (LDR) zoning as governed by Zoning  
34 Ordinance Chapter 21.14. Proposed agricultural components of the Project would be consistent  
35 with allowed uses (Chapter 21.14.030), including cultivation of crops and raising of livestock in

1 low densities. While the proposed public/quasi-public use would appear to be consistent with  
2 allowed uses under the LDR zoning with receipt of a Use Permit, the proposed Project would  
3 convert approximately 5.6 acres of existing agricultural fields for the development of the  
4 parking areas, site entrance, paths, the 1.2-acre irrigation pond, and temporary structures.

5 The Open Space Element of the Monterey County General Plan specifically protects the  
6 aesthetic character of areas designated as Visually Sensitive, and restricts development in order  
7 to preserve visual character. As discussed above in the Existing Setting, the Project site is  
8 located within a Visually Sensitive area, and is therefore subject to consistency with these  
9 policies. The Carmel Valley Master Plan also contains several policies (see CV-1.1, CV-7.2.1.3,  
10 CV-26.1.32) that protect the visual character of Carmel Valley. In addition, Policy OS-1.2 states,  
11 "Development in designated visually sensitive areas shall be subordinate to the natural features  
12 of the area." As discussed in Section 4.1, *Aesthetics*, Impact AES-1, the Project contains limited  
13 new structures, retains most of the Project site as open space, and provides additional  
14 vegetative screening, thus preserving the view from vicinity roadways; therefore,  
15 implementation of the proposed Project would have a minor adverse effect to the existing visual  
16 quality and aesthetic character of the Project vicinity. Further, implementation of the Project  
17 would not severely alter or degrade distant views of the forested hilltops characteristic of the  
18 region, as analyzed in Impact AES-1. During the 24 days of special events each year, the  
19 presence of RVs and event tents would be visible, but impacts would be minimized through  
20 siting the RV parking areas away from Valley Green Drive, behind the existing residence and  
21 visibility would be further reduced by proposed visual screening, resulting in a *less than*  
22 *significant* impact. Therefore, daily operations and special events associated with the proposed  
23 Project would not significantly impact the visual quality and the semi-rural character of the  
24 area.

25 Additionally, the Project would result in negligible aesthetic impacts to public views from  
26 scenic roads and scenic vistas (refer to Impact AES-2), and would therefore be consistent with  
27 Policy OS-1.12 of the Monterey County General Plan, which protects views from scenic vistas.  
28 Accordingly, the proposed Project is consistent with the visual character of surrounding uses  
29 and all applicable policies protecting this visual character.

30 While the daily operational impact of nighttime lighting at the proposed Project would be  
31 limited, events that include overnight stays would add another nighttime light source generated  
32 from RV camping within the designated RV parking area, which would be visible from Valley  
33 Greens Drive. However, the Special Event Management Plan required by MM NOI-3 would  
34 prohibit the use of RV external lighting, including but not limited to RV porch lights, after 9:00  
35 P.M. The event monitor would be responsible for monitoring the use of external RV lighting  
36 within the RV parking area. Project structures and design are also intended to allow the site to  
37 revert to resume farming on the entire site upon completion of the proposed Project. Therefore  
38 impacts to land use would be *less than significant*.

## 1 Project Daily Operations and Events

2 Daily, non-event use of the CCSC facility is anticipated to be up to 100 owners/dogs a day (20%  
3 of membership). Similar to other membership sport clubs, it is anticipated that use would occur  
4 throughout the day between operation hours of 7:00 A.M. and 8:30 P.M., where only a portion  
5 of the potential daily users would likely be at the site at one time. Additionally, the proposed  
6 Project would host special events up to 24 days throughout the year (equivalent to eight 3-day  
7 weekends each year). Events would be limited to a maximum of 250 participants and guests,  
8 and up to 300 dogs onsite during the largest events.<sup>1</sup>

9 Chapter 21.14.050 governs permitted uses allowed within the LDR zoning designation with a  
10 Use Permit, which include operation of a Country Club or other uses of a similar character,  
11 density and intensity. Operation of the proposed Project would be similar to uses that typically  
12 occur associated with other types of country clubs. These include regular site visitation  
13 associated with members and staff, grounds maintenance and upkeep, limited nighttime  
14 lighting for structures and grounds, and hosting occasional fundraisers, workshops, and social  
15 events. Special events would introduce new sources of noise and changes to nighttime lighting  
16 and visual character that could contrast with the surrounding land uses.

17 The Safety Element of the County General Plan includes Goal S-7 with the objective to  
18 “maintain a healthy and quiet environment free from annoying and harmful sounds.” Policies  
19 S-7.1 through S-7.10 are established to help achieve this goal, as well as establish acceptable  
20 noise level parameters for different land uses. Daily operational noise of the proposed Project is  
21 anticipated to primarily be generated from dog barking, daily canine training and exercise  
22 activities (i.e., whistles and commands), ongoing agricultural operations, and increased traffic  
23 on vicinity roadways. As described in Impact NOI-2 in Section 4.10, *Noise*, daily noise resulting  
24 from daily operations would result in an overall increase of less than 0.5 dBA and a CNEL  
25 below the county thresholds to the nearest sensitive receptors (i.e., Quail Lodge at 400 feet and  
26 Lake Place at 600 feet) and impacts would be *less than significant*.

27 Primary noise associated with special events would occur from increased traffic, RV use, and  
28 event competition noise, including use of an amplified sound system. As discussed in Impact  
29 NOI-2, the largest noise level change is associated with peak arrival traffic in the early morning,  
30 typically on a Friday and occasionally on a Saturday; however this noise level is equivalent to  
31 acceptable afternoon peak hour traffic noise levels of 52-54 dBA. Therefore, the added traffic  
32 volumes associated with the Project would be largely consistent with the surrounding uses.

33 During special events that allow RV overnight stays, the use of up to 70 RV generators at one  
34 time, as well as the use of an amplified sound system, training commands and whistles, patrons  
35 socializing, and occasional dog barking would potentially result in periodic substantial  
36 increases to ambient noise levels. While these impacts would be adverse, they would not

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<sup>1</sup> Note this is representative of a worst case scenario as most dog-related events, especially competitions have staggered arrival and departure times, which reduces the maximum quantity of participants and dogs.

1 contrast substantially with public special events currently held at a variety of surrounding  
2 locations including Earthbound Farms, Hacienda Hay & Feed, the Valley Hills Shopping Center  
3 (in particular the Baja Cantina), Quail Lodge, and the Quail Lodge Clubhouse. Additionally,  
4 mitigation measure MM NOI-3, requires preparation of and adherence to a Special Event  
5 Management Plan. With implementation of proposed landscaping intended to soften/block the  
6 views of and noise from the proposed Project, and adherence to the Special Event Management  
7 Plan, noise impacts from these special events are found to be mitigated to a *less than significant*  
8 level, minimizing potential inconsistencies with surrounding uses.

9 If adaptive mitigations or certain Project components are determined to be incompatible with  
10 surrounding uses, the County shall have authority to modify such Project elements so that they  
11 are compatible. Therefore, with implementation of mitigations identified in this EIR, and  
12 subsequent review of effective implementation, impacts to changes in land use character would  
13 be *less than significant with mitigation*.

#### 14 **4.9.4.5 Cumulative Impacts**

15 Construction of the proposed Project could coincide with multiple projects identified in the  
16 cumulative projects list in Chapter 3.0, *Cumulative Projects Scenario*. While a number of these  
17 projects would occur in close proximity to the Project site, none would have the potential to  
18 cumulatively affect compatibility with land uses surrounding the Project site. However, these  
19 projects could cumulatively affect regional visual or aesthetic resources in the County and the  
20 Carmel Valley area that are protected by policy in the County General Plan and the Carmel  
21 Valley Master Plan. Therefore, any cumulative degradation of visual character protected by  
22 policy within these planning documents would be considered a cumulative impact to land use.

23 The findings necessary to approve the Project in this zoning designation include approved  
24 Design Control and Site Plan Review and compatibility with applicable goals, objectives, and  
25 policies of relevant plans. The proposed Project would not be incompatible with policies.  
26 Because the proposed Project would not have any impacts to land use, the proposed Project  
27 would not contribute considerably to any other land use changes or impacts that would occur  
28 from implementation of any or all of the cumulative projects.

#### 29 **4.9.4.6 Residual Impacts**

30 Visual resources and noise levels addressed in policies within the County General Plan and  
31 Carmel Valley Master Plan would be affected by implementation of the proposed Project;  
32 however as discussed in Sections 4.1, *Aesthetics* and 4.10, *Noise*, MM NOI-3 would mitigate  
33 impacts to be less than significant, and would therefore be largely consistent with such policies  
34 after mitigation. The Project would be largely consistent with policies relating to biological  
35 resources after implementation of MM BIO-5a, -5b, and -5c. As discussed in Section 4.4,  
36 *Biological Resources*, mitigation would reduce impacts to sensitive species and critical habitat to a  
37 less than significant level.

### 4.10.1 Introduction

This section addresses the noise impacts associated with construction and operation of the proposed Project. This section was developed using information from the Noise Impact and Mitigation Study for the Project by Environmental Consulting Services, the Carmel Valley Master Plan, and the Monterey County General Plan.

Noise is generally defined as unwanted sound that is heard by people or wildlife and that interferes with normal activities or otherwise diminishes the quality of the environment. Noise is usually measured as decibels (dB) based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more useable range of numbers in a manner similar to the way that the Richter scale is used to measure earthquakes. In terms of human response to noise, studies have indicated that a noise level increase of 3-dBA is barely perceptible to most people, a 5-dBA increase is readily noticeable, and a difference of 10-dBA would be perceived as a doubling of loudness. Normal ambient sound levels normally range from 30-dBA (very quiet) to 100-dBA (very loud). Examples of various sound levels in different environments are shown in Table 4.10-1.

When measuring community response to noise, it is common to adjust the frequency content of the measured sound to correspond to the frequency sensitivity of the human ear. Thus, the adjustment is referred to as the A-weighted sound pressure level (dBA). Noise issues in communities are often evaluated in terms of the A-weighted Day-Night Average Noise Level (Ldn), which is the energy-averaged sound level measured over a 24-hour period, with a 10-dBA penalty added for noise events occurring during typically sleeping hours of between 10:00 P.M. and 7:00 A.M. Within the State of California, a commonly used community noise metric is the Community Noise Equivalent Level (CNEL). Similar to the Ldn, the CNEL takes the energy-averaged sound level measured over a 24-hour period, with a 10-dBA penalty added for noise events occurring during typical sleeping hours between 10:00 P.M. and 7:00 A.M.; however, the CNEL also adds a 5 dBA penalty for noise occurring during the evening hours (7:00 P.M. to 10:00 P.M.).

The most common approach to describe varying noise levels is to define the Equivalent Noise Level (Leq) for a specified period of time. The Leq is a single value that represents the total sound energy of a time-varying noise. Using this metric, noise levels can be compared using percentile noise descriptors as follows: L90 (the background noise level exceeded 90 percent of the time), L50 (the median noise level exceeded 50 percent of the time), and L1 (the peak level exceeded 1 percent of the time).

1 **Table 4.10-1. Representative Noise Levels**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Power Saw	-110-	Rock Band
Jet Fly-over at 100 feet		Crying Baby
Subway	-100-	
Gas Lawnmower at 3 feet		
Rail Transit Horn/ Tractor	-90-	
Jack Hammer		Food Blender at 3 feet
Rail Transit At-grade (50 mph)	-80-	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime		
Gas Lawnmower at 100 feet	-70-	Vacuum Cleaner at 10 feet
Rail Transit in Station/		Normal Speech at 3 feet
Commercial Area		
Heavy Traffic at 300 feet	-60-	Sewing Machine
Air Conditioner		Large Business Office
Quiet Urban Area during Daytime	-50-	Dishwasher in Next Room
		Refrigerator
Quiet Urban Area during		Theater, Large Conference Room
Nighttime	-40-	(background)
Quiet Suburban Area during		
Nighttime	-30-	Library
Quiet Rural Area during		Bedroom at Night, Concert Hall
Nighttime	-20-	(background)
	-10-	Broadcast/Recording Studio
Lowest Threshold of Human		
Hearing	-0-	Lowest Threshold of Human Hearing

2 Source: California Department of Transportation 1998.

3 **4.10.2 Existing Setting**

4 The Project site is located in a rural, low density area characterized by low ambient noise levels.  
 5 The predominant source of noise in the Carmel Valley is vehicular traffic on roads. Roadway  
 6 noise is a function of traffic volume, vehicle fleet mix, and traffic speeds. High traffic volumes  
 7 generate more noise than low volumes. A vehicle fleet mix with a high percentage of trucks is  
 8 noisier than a mix composed of mostly passenger automobiles. These variables indicate that  
 9 roads with high traffic volumes of mixed traffic traveling at high speeds are prime sources of  
 10 roadway noise.

1 Specifically, the principal contributors to the ambient noise environment at the Project site are  
2 traffic along nearby Valley Greens Drive and to a lesser extent, traffic along Carmel Valley Road  
3 approximately 1,000 feet north of the Project site. Typical noise levels for vehicle passby are in  
4 the 55-65 dBA range at 50 feet, with trucks, motorcycles, and poorly muffled vehicles producing  
5 levels 5-15 dBA higher on passby. Carmel Valley Road, which is approximately 1,000 feet north  
6 of the Project site and 100 feet in elevation above the site, produces background noise levels in  
7 the 35-45 dBA range (Environmental Consulting Services 2013). Maintenance activities at the  
8 nearby Quail Lodge Golf Course and occasional overhead small aircraft traffic also contribute to  
9 incidental increases in ambient noise levels. Maintenance equipment used at the Project site  
10 includes riding gas engine mowers, blowers, edgers, and employee transportation vehicles.  
11 Typical noise levels are in the range of 70 dBA at 50 feet for the blowers, 75 dBA at 50 feet for  
12 the mowers, and 50 dBA at 50 feet for edgers and utility vehicles. In addition, public special  
13 events currently are held at a variety of surrounding locations including Earthbound Farms,



Noise Measurement Locations and Nearby Receptors

FIGURE 4.10-1



1 Hacienda Hay & Feed, the Valley Hills Shopping Center (in particular the Baja Cantina), Quail  
 2 Lodge, and the Quail Lodge Clubhouse. These events can draw large crowds and include the  
 3 use of amplified music.

4 Ambient noise measurements were made on Friday, Saturday, and Sunday, July 26, 27 and 29,  
 5 2013, to identify existing background noise levels for the key nearby receptor areas at three  
 6 locations in the vicinity of the Project site:

- 7 • Location 1 – at the corner of the Quail Lodge residential units nearest the project, 40 feet  
 8 from Valley Greens Drive.
- 9 • Location 2 – near the Lake Place residences closest to the project, about 300 feet north of  
 10 Valley Greens Drive.
- 11 • Location 3 – near the Poplar Lane residences closest to the project, about 600 feet south  
 12 of Valley Greens Drive.

13 Traffic on Valley Greens Drive is a dominant noise contributor near the Project site, so ambient  
 14 noise levels in this area are closely related to the distance of the monitoring location to Valley  
 15 Greens Drive. Locations 2 and 3 are a significant distance from this traffic, so noise levels at  
 16 these locations are very low. Vehicles on the raised section of Carmel Valley Road north of the  
 17 Project site also contribute to ambient noise levels. No events were occurring at adjacent  
 18 locations during the time of the noise measurements. Typical noise levels for morning and  
 19 afternoon hours are provided in Table 4.10-2.

20 **Table 4.10-2. Existing Characteristic Noise Levels for Areas in the Project**

Existing Noise (2013)					
Segment Location	Typical Morning Ambient Noise Levels (dBA)				
	L90	L50	Leq	L1	
Quail Lodge	34-37	38-41	50-51	62-64	
Lake Place	37-38	41-42	44-45	55-59	
Poplar Lane	36-39	38-41	40-43	47-50	
Segment Location	Typical Afternoon Ambient Noise Levels				
	L90	L50	Leq	L1	CNEL
Quail Lodge	42-45	45-48	52-54	64-66	52
Lake Place	39-44	42-46	43-47	50-54	49
Poplar Lane	40-46	42-48	43-47	50-54	48

21 Source: Environmental Consulting Services 2013 (Appendix G).

#### 22 4.10.2.1 Sensitive Receptors

23 Noise sensitive uses, or receptors, are generally defined as single- and multi-family residences,  
 24 schools, libraries, medical facilities, retirement/assisted living homes, health care facilities, and  
 25 places of worship. Such uses can be sensitive to increases in both short-term and long-term  
 26 noise due to a range of issues, such as sleep disturbance and disruption of conversations,

1 lectures or sermons, or decreased attractiveness of exterior use areas, such as patios, backyards,  
2 or parks. Of particular concern is exposure of sensitive receptors to long-term elevated interior  
3 noise levels and sleep disturbance, which can be associated with health concerns.

4 The Project site is located within a semi-rural corridor of Caramel Valley Road with few  
5 sensitive receptors within close proximity to the Project site. The closest sensitive receptors to  
6 the Project site are residences along Lake Place and Poplar Lane, as well as residential units  
7 associated with Quail Lodge. There are no additional nearby sensitive receptors, such as  
8 schools, libraries, retirement/assisted living homes, or places of worship within close proximity  
9 to the proposed Project.

## 10 **4.10.3 Regulatory Setting**

### 11 **4.10.3.1 Federal Regulations**

12 There are no Federal regulations applicable to the proposed Project concerning noise.

### 13 **4.10.3.2 State Regulations**

14 The State of California's Guidelines for the Preparation and Content of Noise Element of the  
15 General Plan (1987). Section 65302(f) of the California Government Code and the Guidelines  
16 developed by the California Department of Health Services, Office of Noise Control provide  
17 land use compatibility standards for community noise environments. These guidelines are  
18 utilized in the development of each municipality's General Plan Noise Element to determine  
19 acceptable noise levels within its community. The County's implementation of these standards  
20 is provided in Section 4.10.2.3.

### 21 State of California Interior and Exterior Noise Standards

22 These standards are part of the California Building Code and California Noise Insulation  
23 Standards (Title 24 and 25, California Code of Regulations) and are the noise standards required  
24 for new construction in California. These standards are implemented through the County's  
25 General Plan Health and Safety Element, and apply to sound levels experienced at new  
26 development sites, such as the proposed Project.

### 27 **4.10.3.3 Local Regulations**

28 The proposed Project would be subject to the following local regulatory plans and programs:

#### 29 Monterey County General Plan

30 The County General Plan provides a Health and Safety Element to combine State-mandated  
31 Safety and Noise Elements. In addition to establishing policies and programs to protect the  
32 public from risks associated with seismic, geographic, flood, and wildlife hazards, this Element  
33 provides polices addressing existing and foreseeable noise problems. The Safety Element

1 establishes Goal S-7 to address the County’s goal to “maintain a healthy and quiet environment  
2 free from annoying and harmful sounds.” Policies S-7.1 through S-7.10. are also included to help  
3 achieve this goal, as well as series of noise level parameters for different land uses.

4 **Goal S-7:** *Maintain a healthy and quiet environment free from annoying and harmful sounds.*

5 **Policy S-7.1:** *New noise-sensitive land uses may only be allowed in areas where existing and*  
6 *projected noise levels are “acceptable” according to “Land Use Compatibility for Community*  
7 *Noise Table”. A Community Noise Ordinance shall be established consistent with Safety Noise*  
8 *table to ensure compliance for potentially significant noise sources.*

9 **Policy S-7.2:** *Proposed development shall incorporate design elements necessary to minimize*  
10 *noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable*  
11 *level.*

12 **Policy S-7.3:** *Development may occur in areas identified as “normally unacceptable” provided*  
13 *effective measures to reduce both the indoor and outdoor noise levels to acceptable levels are*  
14 *taken.*

15 **Policy S-7.4:** *New noise generators may be allowed in areas where projected noise levels are*  
16 *“conditionally acceptable” only after a detailed analysis of the noise reduction requirements is*  
17 *made and needed noise mitigation features are included in project design.*

18 **Policy S-7.5:** *New noise generators shall be discouraged in areas identified as “normally*  
19 *unacceptable.” Where such new noise generators are permitted, mitigation to reduce both the*  
20 *indoor and outdoor noise levels will be required.*

21 **Policy S-7.6:** *Acoustical analysis shall be part of the environmental review process for projects*  
22 *when:*

- 23 a. *Noise sensitive receptors are proposed in areas exposed to existing or projected noise*  
24 *levels that are “normally unacceptable” or higher; or*  
25 b. *Proposed noise generators are likely to produce noise levels exceeding the levels shown in*  
26 *the adopted Community Noise Ordinance when received at existing or planned noise-*  
27 *sensitive receptors.*

28 **Policy S-7.7:** *All proposed discretionary residential projects that are within roadway or railroad*  
29 *noise contours of 60 CNEL or greater shall include a finding of consistency with the provisions of*  
30 *the Noise Hazards section of the Safety Element. If found that roadway noise exceeds the 60*  
31 *CNEL within the Project site, a project-specific noise impact analysis shall be required. If impacts*  
32 *are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal*  
33 *Highway Administration guidelines and implement mitigation measures as required. Mitigation*  
34 *measures may include, but are not limited to sound walls, adjacent roadway design, dual pane*  
35 *glass, building location or design, etc. Any proposed mitigation measures shall be concurrently*  
36 *implemented with the implementation of the project.*

1        **Policy S-7.8:** *All discretionary projects that propose to use heavy construction equipment that*  
 2        *has the potential to create vibrations that could cause structural damage to adjacent structures*  
 3        *within 100 feet shall be required to submit a pre-construction vibration study prior to the*  
 4        *approval of a building permit. Projects shall be required to incorporate specified measures and*  
 5        *monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of*  
 6        *equipment that could be subject to this policy.*

7        **Policy S-7.9:** *No construction activities pursuant to a County permit that exceed “acceptable”*  
 8        *levels listed in Policy S-7.1 shall be allowed within 500 feet of a noise sensitive land use during*  
 9        *the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to*  
 10       *completion of a noise mitigation study. Noise protection measures, in the event of any identified*  
 11       *impact, may include but not be limited to:*

- 12            • *Constructing temporary barriers, or*
- 13            • *Using quieter equipment than normal.*

14       **Policy S-7.10:** *Construction projects shall include the following standard noise protection*  
 15       *measures:*

- 16            • *Construction shall occur only during times allowed by ordinance/code unless such limits*  
 17            *are waived for public convenience;*
- 18            • *All equipment shall have properly operating mufflers; and*
- 19            • *Lay-down yards and semi-stationary equipment such as pumps or generators shall be*  
 20            *located as far from noise-sensitive land uses as practical.*

## 21       Carmel Valley Master Plan

22       The Project Area is located within the Carmel Valley Planning Area, as defined in the Monterey  
 23       County General Plan. Land use policies specific to Carmel Valley are included in the Carmel  
 24       Valley Master Plan, which is included in the Monterey County General Plan. The Carmel Valley  
 25       Master Plan was amended in February 2013 and includes policies related to safety that apply to  
 26       the proposed Project. These policies include:

27       **Policy CV-1.14:** *Provision should be made for service centers in Carmel Valley. They shall be*  
 28       *limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley*  
 29       *area. Sites shall meet the following criteria:*

- 30            c. *Low noise impact on surrounding uses*

31       *Service centers shall be limited to those enterprises that provide services and facilities for persons*  
 32       *engaged in the construction, maintenance, and repair trades and not allow enterprises whose chief*  
 33       *business is on-site retail sales.*

1            **Policy CV-1.18:** *Facilities classified as either Public/Quasi-Public or Special Use (such as schools,*  
2            *churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency*  
3            *facilities, and public facilities such as community halls) may be considered in any land use*  
4            *category provided that they meet the following criteria:*

5            c. *Low noise impact on surrounding uses.*

## 6            **4.10.4 Environmental Impacts**

### 7            **4.10.4.1 Thresholds for Determining Significance**

8            A project's noise impacts are considered significant by the County Noise Ordinance if project-  
9            related noise exceeds 85 dB measured at 50 feet from the source. According to CEQA standards,  
10           a project is considered to have a potentially significant adverse impact if it would:

- 11           • Result in exposure to or generation of excessive groundborne vibration or groundborne  
12           noise levels;
- 13           • Result in a substantial permanent increase in ambient noise levels in the project vicinity  
14           above levels existing without the project; or
- 15           • Result in a substantial temporary or periodic increase in ambient noise levels in the  
16           project vicinity above levels existing without the project.

### 17           **4.10.4.2 Impact Assessment Methodology**

18           The analysis of the existing and future noise environments is based on noise level monitoring,  
19           noise prediction modeling, and empirical observations. As defined by the County General Plan,  
20           noise sensitive land uses include schools, hospitals, and institutional uses, such as churches,  
21           museums, and libraries. The County also considers residential uses to be noise sensitive  
22           receptors. For the purposes of this analysis, the nearest sensitive receptors to the Project site are  
23           the residential uses and commercial uses at Quail Lodge. These receptors are in the vicinity of  
24           the Project site; however, all are located a minimum of 300 feet outside the Project site  
25           boundary.

26           Construction and operational noise impacts were assessed to identify the Project's level of  
27           impact with regards to noise. Additionally, this analysis considers potential impacts associated  
28           with the following operational noises: canine competition events, amplified sound systems, RV  
29           generator noise, daily canine training and exercise activities, and Project-generated traffic noise.

#### 30           Construction Noise Levels

31           Construction noise levels are based on the Project's anticipated construction equipment  
32           inventory, estimated durations of construction, and anticipated construction phasing and are  
33           identified for on- and offsite locations that are sensitive to noise, including local residences.

1 Noise levels were estimated using data published by the U.S. Environmental Protection Agency  
2 (USEPA). The USEPA has compiled data regarding the noise-generating characteristics of  
3 typical construction activities. These noise levels would diminish rapidly with distance from the  
4 construction site, at a rate of approximately 6 dBA per doubling of distance as equipment is  
5 generally stationary or confined to specific areas during construction. For example, a noise level  
6 of 86 dBA measured at 50 feet from the noise source to the receptor would reduce to 80 dBA at  
7 100 feet from the source to the receptor, and reduce by another 6 dBA to 74 dBA at 200 feet from  
8 the source to the receptor. The noise levels from construction at the offsite sensitive uses can be  
9 determined with the following equation from the HMMH Transit Noise and Vibration Impact  
10 Assessment, Final Report:  $L = L_{at\ 50\ feet} - 20 \log(D/50)$ , where  $L$  = noise level of noise source,  
11  $D$  = distance from the noise source to the receiver,  $L_{at\ 50\ feet}$  = noise level of source at 50 feet.

## 12 Roadway Noise Levels

13 Ambient noise levels were measured along roadways near receptors in the vicinity of the  
14 proposed Project three times a day and reflects peak hour travel, as well as mid-day travel  
15 (Environmental Consulting Services 2013). Because traffic is the primary contributor to the noise  
16 environment along this Carmel Valley corridor of and in the vicinity of the proposed Project,  
17 these measurements taken at 40 feet, 300 feet and 600 feet from Valley Greens Drive are  
18 indicative of local roadway noise in the vicinity of local receptors, refer to Figure 4.10.2-1.  
19 Project-related roadway noise was considered in terms of traffic impacts related to the proposed  
20 project. Traffic volumes used in the analysis are derived from the traffic study undertaken by  
21 Central Coast Transportation Consulting (CCTC).

## 22 Operational Noise Levels

23 There are two types of activities associated with operational noise for the proposed Project  
24 These are: special Canine Trials and Competitive Events, occurring up to 24 days per year (up  
25 to 8 separate weekends [Friday, Saturday, Sunday]), and also daily canine training and exercise  
26 activities. In order to address the noises associated with these separate activities, Environmental  
27 Consulting Services conducted research to assess dog noise volume at similar events, as well as  
28 measured similar dog noise volumes from generic daily dog bark data, assessed amplified noise  
29 systems and RV Generator Noise, and measured potential traffic noise changes with  
30 proportional traffic increases.

### 31 **4.10.4.3 Project Impacts and Mitigation Measures**

32 **Impact NOI-1. Short-term construction activities could result in exposure of persons to or**  
33 **generation of noise levels in excess of standards established in the**  
34 **Monterey County Noise Ordinance (Less than significant, Class III).**

35 Construction of the proposed facility would involve transport of construction materials and  
36 workers, as well as minor excavation and use of moveable equipment and cranes over a period  
37 of two separate, two-month phases. Phase I, which would begin immediately following the  
38 issuance of the permit for the proposed Project would include: the completion of visual

1 screening along sensitive property line, underground utilities for modular trailers, new septic  
2 system and domestic water system, and grading and turf for the seven-acre Membership  
3 Training Area, as well as installation of onsite fencing for training and stock, and a  
4 reconfiguration of the main entrance with an automatic gate. Phase II will include the siting of  
5 the modular office, and clubhouse and restroom trailers, as well as the completion of the  
6 irrigation reservoir and irrigation system, landscaping, pathways, and lighting.

7 Equipment necessary to complete Phase I construction activities would be staged within the  
8 Project site when not in use. Such equipment includes earth moving trucks, water trucks,  
9 employee pick-up trucks, agricultural tractors and disks. For the construction of the front gate  
10 entrance, there would be one paver and one asphalt delivery truck. During concrete work, there  
11 would be two ready-mix concrete trucks. A backhoe would also be used for digging trenches  
12 needed for utilities. Phase II would require similar equipment, however fewer pieces of heavy  
13 equipment would be required and those used would be primarily used for the purpose of  
14 towing the modular facilities into place and completing the irrigation system.

15 Noise levels throughout construction activities would not exceed 85 dB at 50 feet from the  
16 source, which is in compliance with the County Noise Ordinance. Additionally, a public works  
17 standard condition of approval (PW044) would be applied to limit the construction timing to  
18 normal daytime hours. Therefore, given the temporary duration of the impacts as well as the  
19 adherence to the Noise Ordinance time and noise generation limits, noise impacts associated  
20 with Project construction would be *less than significant*.

#### 21 Mitigation Measures

22 No mitigation measures required.

23 **Impact NOI-2. Daily operational noise associated with the Project would not result in a**  
24 **substantial permanent increase in ambient noise levels in the project**  
25 **vicinity (Less than significant, Class III).**

26 Daily operational noise is anticipated to primarily be generated from ongoing agricultural  
27 operations, dog barking, daily canine training and exercise activities (i.e., whistles and  
28 commands), and increased traffic on vicinity roadways. Proposed agricultural use of the site  
29 would be consistent with the site's historic farming use, including the occasional use of tilling,  
30 cultivation, and harvesting equipment. Livestock including sheep, goats, and ducks would also  
31 generate noise that would be consistent with the ambient rural environment. Proposed livestock  
32 enclosures would be located in the central-eastern portion of the Project site, which would  
33 buffer nighttime livestock noise from vicinity sensitive receptors.

34 Daily, non-event use of the CCSC facility is anticipated to reach up to 20 percent membership  
35 use a day. With 500 total anticipated members, the total daily number of owner/dog visits  
36 would be up to 100 owners/dogs per day. Similar to other membership sport clubs, it is  
37 anticipated that use would occur throughout the day between operation hours of 7:00 A.M. and

1 8:30 P.M., so a portion of the total potential daily users would likely be at the site at one time. A  
 2 maximum of 264 vehicular trips are anticipated daily; this includes all staff, members, and class  
 3 attendees. This maximum daily number of trips would primarily use Valley Greens Drive from  
 4 Carmel Valley Road, between the hours of 7:00 A.M. and 8:30 P.M., which would diffuse traffic  
 5 flow over 13.5 hours. Throughout this period of operational hours, a maximum of 20 trips are  
 6 anticipated per hour, or an average of one every three minutes. In the context of current typical  
 7 daytime traffic in this vicinity, of 1-2 trips per minute, this traffic increase and associated noise  
 8 would not be noticeable (Environmental Consulting Services 2013).

9 The Project locates the primary training areas in the central portion of the site away from  
 10 adjacent uses and is designed to allow owners and trainers to work independently at various  
 11 locations on site. Even under an unlikely worst-case scenario with all members and their dogs  
 12 present onsite at one time, given the large areas available for training and member use, users  
 13 would be dispersed throughout the property, which would limit noise generation from any one  
 14 area of the site. The noise level from dog barking to nearest receptors, between Quail Lodge at  
 15 400 feet and Lake Place at 600 feet, would fall between 50 to 58 dBA based on distance (refer to  
 16 Table 4.10-3, below). During the weekend day events, this barking would lead to an increase of  
 17 less than 0.5 dBA for daytime Leq levels, resulting in an overall increase of less than 0.5 dBA at  
 18 all three of the nearest receptors, as well as a CNEL below the County thresholds.

19 **Table 4.10-3. Noise Impact from Daily Operation**

Measurement Location	Quail Lodge	Lake Place	Poplar Place
Existing Ambient Daytime Leq	50-54 dBA	44-47dBA	40-47dBA
Distance to CCSC noise source	400 feet	600 feet	500 feet
CCSC event sporadic noise level at respective location	52-58 dBA	50-55 dBA	51-56 dBA
Resulting daytime Leq increase	< 0.5 dBA	< 0.5 dBA	< 0.5 dBA
Present Long term CNEL	52	49	48

20 Source: Environmental Consulting Services 2013.

21 Membership agreements would require dog owners to control barking, and staff members  
 22 would be trained to intervene if any member or guest allows persistent barking to occur. CCSC  
 23 would enforce penalties for non-compliance, which would include immediate expulsion and  
 24 loss of membership (refer to Section 2.4.2.8., *Noise Restrictions*). The Project also proposes  
 25 additional landscaping along the existing fence at the western edge of the property, which  
 26 would provide additional screening and soften/block the views of and noise generated from  
 27 the Project site from the Quail Lodge & Golf Club maintenance facility and golf fairways to the  
 28 west of the property. Additionally, new hedging, fencing, and climbing vines would be added  
 29 to augment the roadside plantings parallel to Valley Greens Drive, in the immediate vicinity of  
 30 the Quail Lodge and Golf Club hotel and parking area. The daily operation of the Project would  
 31 result in elevated noise levels from minor vehicle noise, infrequent dog barking, and training  
 32 activities at levels that would not substantially affect ambient noise levels. Therefore, daily  
 33 operation would result in *less than significant* impacts.



1 Mitigation Measures

2 No mitigation measures required.

3 **Impact NOI-3. Operation of large outdoor events would result in a substantial temporary**  
4 **or periodic increases in ambient noise levels in the Project vicinity (Less**  
5 **than significant with mitigation, Class II).**

6 The proposed Project would host special events up to 24 days throughout the year (equivalent  
7 to eight 3-day weekends each year). Events would be limited to a maximum of 250 participants  
8 and guests, and up to 300 dogs onsite during the largest events.<sup>1</sup> Primary noise associated with  
9 events would occur from increased traffic, RV use, and event competition noise, including use  
10 of an amplified sound system and dog barking.

11 Event Traffic Noise

12 Event participants would be directed to access the Project site via the Valley Greens Drive  
13 intersection with Carmel Valley Road. The maximum number of trips to and from the Project  
14 site during a special event is anticipated to be approximately 400 per day. Peak hour arrivals  
15 would typically occur between 6:00 A.M. - 7:00 A.M. with approximately 132 arrivals, and  
16 potential peak hours of departure with no more than 32 per hour. Traffic would be regulated  
17 consistent with measures described in Section 4.12., *Transportation and Circulation*. The largest  
18 potential peak traffic flow of 132 vehicles between 6:00 A.M. - 7:00 A.M. would result in a flow  
19 of approximately two vehicles per minute. This increase would not substantially increase the  
20 standard daily traffic volume along Valley Greens Drive, thus noise levels would be similar to  
21 normal peak daily traffic levels. As a result of this peak traffic flow, the closest receptors to  
22 traffic along Valley Greens Drive, the Quail Lodge units, would experience sound levels similar  
23 to that of afternoon peak-hour traffic, 52-54 dBA (Environmental Consulting Services 2013).

24 Traffic volumes would increase along Valley Greens Drive as a result of both daily activities  
25 and the 24 unique and competitive events at CCSC; however noise levels associated with both  
26 activities would not extend beyond existing noise conditions. The largest noise level change is  
27 associated with peak arrival traffic in the early morning, typically on a Friday and occasionally  
28 on a Saturday; however, this noise level is equivalent to acceptable afternoon peak hour traffic  
29 noise levels of 52-54 dBA. Therefore, the added traffic volumes associated with the Project  
30 would not substantially increase ambient noise or noise impacts to sensitive receptors and this  
31 impact would be *less than significant*.

---

<sup>1</sup> Event scheduling is representative of a worst-case scenario, as most dog-related events, especially competitions, have staggered arrival and departure times, which reduces the all-at-once quantity of participants and dogs.

## 1 RV Generator and Overnight Noise Levels

2 The parking and use of up to 70 RVs during special events would necessitate overnight use of  
3 the Project site and include generator use in the proposed onsite RV parking area. It is  
4 anticipated that overnight use would occur approximately 16 days per year, as most events  
5 involving overnight RV parking would be three-day weekend events, during which overnight  
6 stays would only occur two-nights (Friday and Saturday nights), with participants departing on  
7 Sundays. During event related use, the RV parking area would be only available to registered  
8 users who would be designated a specific check-in and -out dates. RVs would not be allowed  
9 in-an-out privileges once parked. Generator use will be limited to the hours of 8:00 A.M. and  
10 8:30 P.M., and be prohibited at all other times. Generator use may also be avoided pending  
11 electrical power permitting. Enforcement of the CCSC RV parking area procedures would be  
12 provided by a monitor present at all times during RV parking area use (refer to Section 2.4.2.3.,  
13 *Events*).

14 The RV parking area is located over 300 feet from the nearest offsite building and over 1,000 feet  
15 from the nearest offsite residence. Generator noise is approximately 45-55 dBA at 50 feet  
16 (Environmental Consulting Services 2013). Therefore, noise levels for up to 70 generators at the  
17 nearest sensitive receptor 400 feet away would be up to 64 dBA, which would be inconsistent  
18 with the background ambient noise levels under a worst-case scenario. The use of these  
19 generators would be particularly perceptible in the evening (i.e., after 7 P.M.), when traffic  
20 volumes tend to be lower and the 5 dBA CNEL penalties start. While proposed landscaping and  
21 the RVs themselves would create obstructions between generator noise sources and nearby  
22 receptors, the use of up to 70 RV generators at one time and introduction of overnight RV  
23 parking would potentially result in a periodic substantial increase to ambient noise levels.  
24 However, further limiting generator uses to an earlier cut-off time of 7:00 P.M. would decrease  
25 the adverse effect, which would reduce this impact to *less than significant with mitigation*.

## 26 Competition Event Noise

27 Competitive events would occur primarily within the Member Training Area in the central  
28 portions of the site. Event competition noise would primarily result from use of an amplified  
29 sound system, training commands and whistles, patrons socializing, and occasional dog  
30 barking. The amplified sound system would be used primarily for operational and emergency  
31 announcements and would be limited to operating hours. The Project proposes improvements  
32 to the site's perimeter, including additional landscaping along the existing fence at the western  
33 edge of the property, which would provide additional screening and soften/block the views of  
34 and noise generated from the Project site from the Quail Lodge & Golf Club maintenance  
35 facility and golf fairways to the west of the property. Additionally, new hedging, fencing, and  
36 climbing vines would be added to augment the roadside plantings parallel to Valley Greens  
37 Drive, in the immediate vicinity of the Quail Lodge and Golf Club hotel and parking area. With  
38 implementation of proposed landscaping and adherence to the Special Event Management Plan,  
39 impacts from competition event noise would be *less than significant*.

## 1 Mitigation Measures

2 MM NOI-3 The Applicant shall prepare a Special Event Management Plan, which shall  
3 include, but is not limited to, establishment procedures to limit noise generated  
4 by special events. This Plan shall address notification requirements and  
5 coordination and noise incident response protocols with the County. The Plan  
6 shall also detail the hours of event operation, event capacity, allowable noise  
7 levels, and appropriate staff response procedures for violation of noise  
8 restrictions. Limitations on events shall include prohibiting the use of  
9 amplification systems after 7:00 P.M.

10 The Plan shall also establish procedures for overnight parking for up to 70 RVs  
11 including, but not limited to, prohibiting in-and-out privileges once parked,  
12 coordination for patron arrival and departure timing, onsite monitor  
13 responsibilities and noise response protocols, prohibiting the use of external  
14 lighting after 9:00 P.M., and prohibiting the use of RV generators outside the  
15 hours of 8:00 A.M. to 7:00 P.M.

16 The Plan shall be updated and submitted annually for County review. Annual  
17 Plan updates shall detail the total number of events during the previous year,  
18 any noise complaints received, and any changes to event operations that resulted  
19 from noise non-performance issues. During annual review of the Plan, the  
20 County shall retain the ability to modify the conditions in the Plan to address any  
21 concerns or non-performance issues that may arise. This would potentially  
22 include, but not be limited to, a reduction in the number of events, restrictions on  
23 attendance at events, and a reduction in the time period allowed for amplified  
24 sound or RV generator use.

25 **Plan Requirements and Timing.** The Applicant shall prepare and submit a  
26 *Special Event Management Plan* that includes detailed noise control procedures  
27 and standards to County staff for review and approval prior to County issuance  
28 of use permits. The Plan shall be updated and resubmitted annually for County  
29 review and approval.

30 **Monitoring.** Annual updates of the *Special Event Management Plan*, including  
31 reports of all noise complaints, shall be submitted to the County. The County  
32 shall modify event conditions as necessary to address non-performance issues.

### 33 **4.10.4.4 Cumulative Impacts**

34 Construction of the proposed Project may coincide with construction of multiple projects  
35 identified in the cumulative projects list in Chapter 3, *Cumulative Projects Scenario*. Most of these  
36 projects would occur 2.5 miles or farther from the Project site making it unlikely that  
37 construction noise would overlap. However, planned renovations and improvements to Quail

1 Lodge Golf Course (Cumulative Project #5) would occur in the immediate vicinity of the Project  
 2 site and could have a construction schedule that may overlap with the CCSC proposed  
 3 schedule. Cumulative impacts may include a temporary increase in noise levels from site  
 4 preparation and construction activities. Noise levels from construction activities are typically  
 5 considered as point sources for noise generation and would drop off at a rate of 6-dBA per  
 6 doubling of distance from the source over hard site surfaces, such as parking lots and water.  
 7 The drop-off rate would increase to approximately 7.5-dBA per doubling of distance for soft site  
 8 surfaces, such as grass fields and open terrain with vegetation (Federal Transit Administration  
 9 [FTA] 2006). Drop-off rates for surfaces with buildings and trees would further increase to the  
 10 point that it would be unlikely that noise from the projects would reach each other and combine  
 11 to produce a cumulatively significant impact. Therefore, any cumulative impacts generated  
 12 from the simultaneous construction of these projects would have a *less than significant* impact.

13 Operational cumulative impacts may include increased noise from daily use activities,  
 14 including traffic to the CCSC and sporadic dog barks with maintenance activities adjacent to  
 15 Valley Greens Drive at the Quail Lodge Golf facilities (refer to Table 4.10.3-2 below).  
 16 Maintenance equipment noise levels at nearby uses fall in the 50-70 dBA range which would  
 17 increase daytime Leq values between 2-4 dBA over 160-190 days a year. Cumulative noise  
 18 during daily operation would not exceed 60 CNEL, the County's threshold. Similarly,  
 19 cumulative noise impacts during special events would be reduced through implementation of  
 20 MM NOI-3. Therefore, cumulative operational noise would have a *less than significant* impact.

21 **Table 4.10-4. Cumulative Operational Noise with Nearby Maintenance**

Measurement	Quail Lodge	Lake Place	Poplar Place
Present Long term CNEL	52	49	48
Existing Ambient Daytime Leq	50-54 dBA	44-47dBA	40-47dBA
Distance to CCSC noise source	400 feet	600 feet	500 feet
CCSC event sporadic noise level at respective location	52-58 dBA	50-55 dBA	51-56 dBA
Resulting daytime Leq increase	< 0.5 dBA	< 0.5 dBA	< 0.5 dBA
Maintenance Equipment noise levels	50-70 dBA	50-65 dBA	50-65 dBA
Maintenance Daytime Leq increase	3-4 dBA	2-3 dBA	2-3 dBA
Maintenance days per year	160-190 (estimate)		
CCSC event days per year	Up to 24		

22 Source: Environmental Consulting Services 2013.

#### 23 **4.10.4.5 Residual Impacts**

24 Residual impacts generated by the construction of the proposed Project are minimal and  
 25 include potential minor increases to ambient noise for temporary activities and increased traffic  
 26 for Phase II Project development, including landscaping, reservoir construction, and other  
 27 related improvements.

1 Residual impacts generated by the operation of the proposed Project also include increase to  
2 ambient noise from increased traffic to the Project site for daily use and special events, as well  
3 as from RV generator use, directed and limited sound systems, and dog barking from both  
4 events and daily use. As discussed above, noise generated during special events and daily  
5 operation would be limited to the extent feasible through Project design and implementation of  
6 MM NOI-3. Residual noise impacts following mitigation would not be perceptible. Therefore,  
7 residual impacts would remain less than significant.

### 4.11.1 Introduction

This section analyzes existing recreational uses within Carmel Valley and recreational facilities in the general vicinity of the proposed Project, as well as nearby canine facilities and services. This section analyzes adverse and beneficial impacts on recreational resources, identifies mitigation measures to reduce impacts, and determines residual impacts and cumulative effects upon recreational resources.

The information in this section is based on the County General Plan, its Final EIR, and the Carmel Valley Master Plan. This section also reflects information developed during field reconnaissance by Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) staff, information from the County Parks Department, the Monterey Peninsula Regional Parks District (MPRPD), the State Parks Department, and other local parks and recreation agencies.

### 4.11.2 Environmental Setting

#### 4.11.2.1 Regional Overview

The County is home to a wide array of dedicated recreational and open space resources, including natural and public resources, recreational facilities, and open spaces, including beaches, undeveloped coastal dunes, wetlands, dramatic rocky shoreline, redwood forest areas, and coastal peaks. Almost 14 percent of the County's land area is devoted to parks and recreation facilities operated by various governmental agencies (State Parks, National Parks, National Forests, Federal Bureau of Land Management, and Local Park Agencies/Districts). The County parks system makes up about 10 of the County's total park acreage (Monterey County 2013). These areas consist of the northern portion of the Los Padres Forest, the Ventana Wilderness, Pinnacles National Park, Elkhorn Reserve, 20 State Parks, several parks managed by the MPRPD, nine Monterey County Parks, and two County Lakes (MCPBID 2007).

#### 4.11.2.2 Local Recreation Resources

The Project site is located within Carmel Valley, an unincorporated area of Monterey County, adjacent to the Carmel River. Within the Carmel Valley is Carmel Valley Road, a proposed County-designated scenic route, that provides residents and visitors access to active and passive recreational opportunities (Monterey County 2013). There are 15 public or quasi-public recreational resources, including golf courses, within the vicinity of the Project site (Table 4.11-1). These recreational resources include beaches, active parks, and passive open

1 **Table 4.11-1. Local Open Spaces and Public Recreation Resources**

#	Recreation Facility	Private Or Public	Distance from Project (miles) <sup>1</sup>	Activities
1	Quail Lodge Resort & Golf Club	Golf Course	0.2	Golf, swimming, lodging, and events
2	Rancho Canada Golf Club	Golf Course	2.2	Golf, rentals, and events
3	Jacks Peak County Park ^	Monterey County Park	2.5	8.5 miles of forested hiking and horseback riding trails, pack animals, nature study, photography, and picnics
4	Palo Corona Regional Park	MPRPD	3.5	Hiking
5	Point Lobos Ranch	CA State Park	4.2	Variety of hiking trails, docent led hikes, wildlife and bird watching and picnic areas and photography
6	Carmel Valley Ranch	Golf Course	3.1	Horse rides, organic gardens and bee keeping, hiking, tennis, golf
7	Garland Ranch Regional Park ^	MPRPD	4.9	Access to the Carmel River, Carzas Creek, a redwood canyon, and waterfall. Mountain biking, horseback riding, hiking, and areas for off leash dog recreation
8	Mission Trail Park ^	City of Carmel	3.8	Hiking and dog walking
9	Carmel River State Beach *	CA State Beach	4.0	Beach going, bird watching and scuba diving
10	Carmel Beach City Park ^	City of Carmel	4.5	Services include public beach allowing dogs off leash, with scenic viewing areas
11	Garrapata State Park *	CA State Park	5.1	Two miles of beachfront and 2,879 acres of coastal wilderness and trails
12	Devendorf Park *	City of Carmel	4.1	Lawn, events, and picnics
13	Picadilly Park *	City of Carmel	4.2	Drought tolerant and rare plant garden
14	Forest Hills Park *	City of Carmel	4.2	Playground, shuffleboard court, horseshoes, sand-volleyball court, BBQ, and picnic tables
15	First Murphy Park *	City of Carmel	4.3	Native plant garden, benches, walking paths, and historic Murphy House (1902)

2 Notes: 1. = Approximate distance, \* = Dogs permitted ON leash, ^ = Dogs permitted OFF leash with  
3 restrictions

4 Sources: Monterey County Parks Department, Dog Park 2014; Monterey Peninsula Recreation and  
5 Parks District (MPRPD) 2014; City of Monterey, Recreation Department 2014.

1 spaces managed and maintained by various entities, including the State Parks Department,  
2 County of Monterey, City of Carmel, and the MPRPD. Of these, six allow dogs on the premises  
3 with some restrictions, four are golf courses, three do not permit dogs, and the other three are  
4 small community gardens (Table 4.11-1).<sup>1</sup>

#### 5 **4.11.2.3 Local Dog Sport and Training Recreation Resources**

6 A range of local facilities provide canine-focused recreation and dog training services. Five  
7 canine training, boarding, and activity facilities are located within seven miles of the Project  
8 location. These facilities provide specific training programs focused on obedience with some  
9 indoor agility trainings, as well as daycare and overnight boarding services. The Del Monte  
10 Kennel Club, located within seven miles of the Project site, temporarily uses local venues, such  
11 as school fields, for canine breed competition activities. No known facilities in the Project  
12 vicinity provide outdoor dog herding activities or established competition arenas, as proposed  
13 by the Project.

#### 14 **4.11.2.4 Project Site**

15 The Project is proposed on 48.6 acres of residential land used as open agricultural fields  
16 adjacent to the Carmel River. While the site is privately-owned, approximately 11 acres south of  
17 the existing fence comprise the riparian area of the Carmel River, which provides informal  
18 recreational value (Figure 4-11-1). No formal public trails are located within the Project site;  
19 however, restoration efforts by the Monterey Peninsula Water Management District (MPWMD)  
20 Valley Hills Restoration Project, which began in 1991, have created of two informal access trails  
21 to and along the Carmel River from the nearby the Project site (MPWMD 2004). The Project site  
22 has unrestricted access to the ruderal area and riparian corridor, which is particularly noticeable  
23 during spring and summer months when the river attracts numerous recreational visitors  
24 (Nedeff 2014). During these months, visitors primarily utilize the riparian corridor to access  
25 swimming holes located within the Carmel River near the Project site.

### 26 **4.11.3 Regulatory Setting**

27 The proposed Project would be subject to the following goals, policies, and regulations.

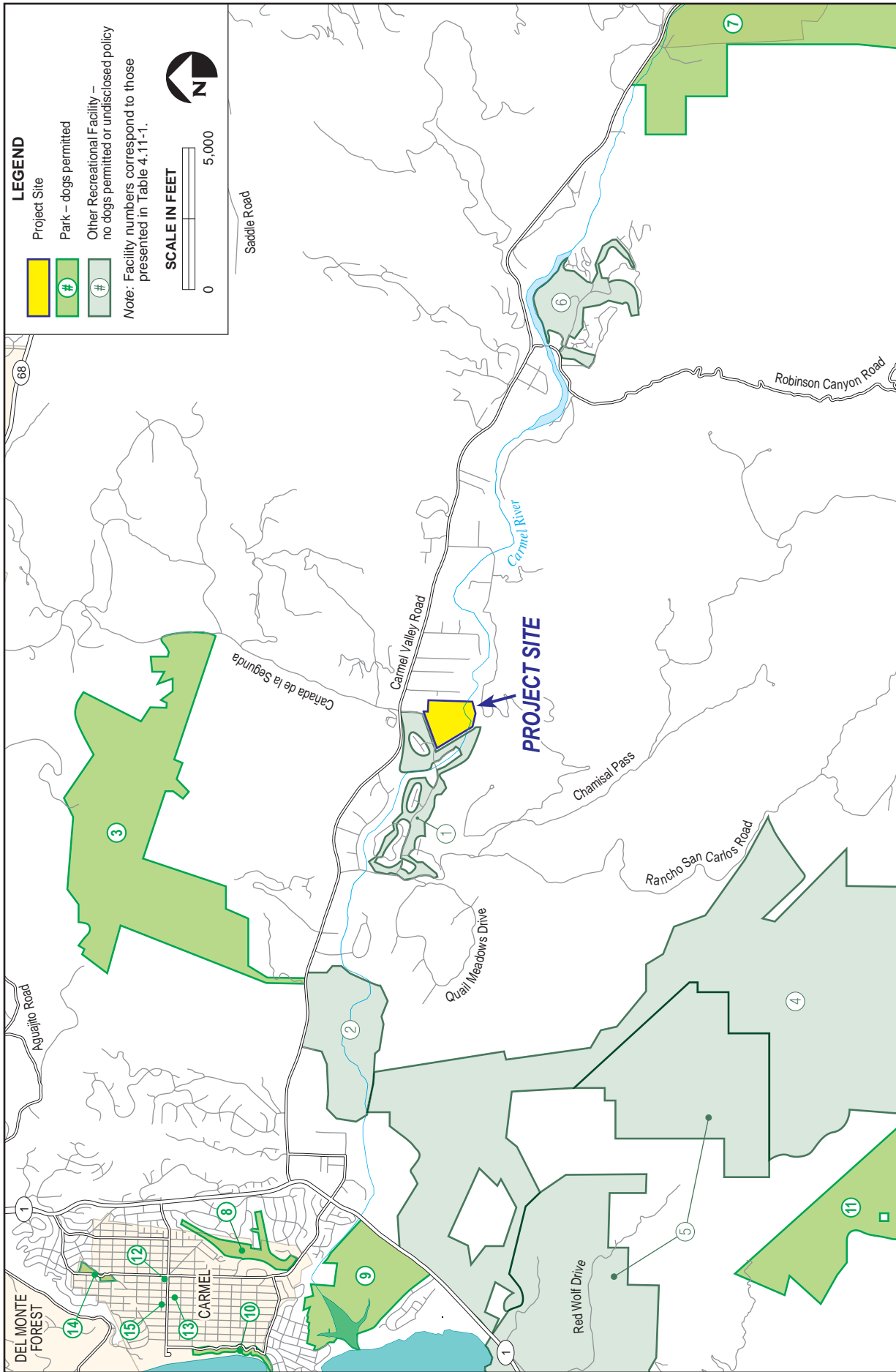
#### 28 **4.11.3.1 Federal**

29 There are no federal regulations, authorities, or administering agencies that regulate public  
30 access or recreation that are specifically applicable to recreational resources within the proposed  
31 Project site.

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<sup>1</sup> Restrictions include: dogs must be on a 6-foot leash, or, may be off-leash but under voice control and/or within visual sight.





**FIGURE 4.11-1**

**Local Public Recreational Resources**



1    **4.11.3.2    State**

2    There are no state regulations, authorities, or administering agencies that regulate public access  
3    or recreation that are specifically applicable to recreational resources within the proposed  
4    Project site.

5    **4.11.3.3    Local**

6    Recreational resources in the County are managed through the General Plan, including the  
7    Land Use Element and Public Services Element. The Land Use Element designates recreational  
8    land uses, including open space, recreation, and public/quasi-public uses. The Public Services  
9    Element addresses countywide critical infrastructure and service issues, including parks.  
10   Within the County, the Carmel Valley Master Plan further addresses specific recreational and  
11   park uses in Carmel Valley.

12   Monterey County General Plan

13   Land Use Element: The Land Use Element guides land use and development County-wide. For  
14   recreational land uses, this Element provides specific guidelines for location and use of  
15   recreational facilities and public open spaces. The following goal and policies apply to public  
16   open space and recreation in rural areas:

17   ***Goal LU-8:** Encourage the provision of open space lands as part of all types of development, including*  
18   *residential, commercial, industrial, and public.*

19           ***Policy LU-8.1:** The open space needs of the community and new development shall be reviewed*  
20           *and addressed through the planning process. The extent of use of land for this designation shall be*  
21           *limited to building coverage of 25% of the subject property.*

22           ***Policy LU-2.37:** The development of regional recreation areas and uses within Rural Residential*  
23           *Lands that neither substantially increases the infrastructure and public service cost for local area*  
24           *residents, nor substantially reduces their level of service may be allowed.*

25   Public Services Element: The Public Services Element defines public infrastructure and services  
26   in the County, including public parks and open spaces. The Public Services Element provides  
27   goals, policies, and programs to maintain and develop public services to meet the needs of the  
28   County. The following goal and policies apply to public open space and recreation in rural  
29   areas:

30   ***Goal PS-11:** Maintain and enhance the County's parks and trails system in order to provide recreational*  
31   *opportunities, preserve natural scenic resources and significant wildlife habitats, and provide good*  
32   *stewardship of open space resources.*

33           ***Policy PS-11.5:** The County shall encourage full utilization of park and recreation facilities*  
34           *owned and/or operated by other agencies.*

## 1 Carmel Valley Master Plan

2 The following policies apply to public open space and recreation in Carmel Valley:

3 *Policy CV-1.18: Facilities classified as either Public/Quasi-Public or Special Use (such as*  
4 *schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities,*  
5 *emergency facilities, and public facilities such as community halls) may be considered in any land*  
6 *use category provided that they meet the following criteria:*

- 7 a. Low visibility.
- 8 b. Safe and unobtrusive access away from pedestrian traffic areas.
- 9 c. Low noise impact on surrounding uses.
- 10 d. Development should follow a rural architectural theme with design review.
- 11 e. Conform to all other Plan requirements.

12 *Policy CV-3.19: As development of bike paths and a coordinated, area-wide trails system are*  
13 *essential for circulation, safety, and recreation in the Carmel Valley Planning Area, dedication of*  
14 *trail easements may be required as a condition of development approval, notwithstanding Policy*  
15 *OS-1.10(b).*

## 16 **4.11.4 Environmental Impact Analysis**

### 17 **4.11.4.1 Thresholds of Significance**

#### 18 CEQA Guidelines

19 With respect to land use and planning, applicable sections of Appendix G of the CEQA  
20 Guidelines state that a project would normally have a significant impact to recreation if it  
21 would:

- 22 • Increase the use of existing neighborhood and regional parks or other recreational  
23 facilities such that substantial physical deterioration of the facility would occur or be  
24 accelerated; or,
- 25 • Include recreational facilities or require the construction or expansion of recreational  
26 facilities which might have an adverse physical effect on the environment.

### 27 **4.11.4.2 Project Impacts and Mitigation Measures**

28 This section discusses the impacts to recreation from the proposed Project.

29 **Impact REC-1. Operation of recreational components of the Project would have adverse**  
30 **physical effects on the environment (Less than significant with mitigation,**  
31 **Class II)**

1 The proposed Project is a temporary members-only development that modifies an agricultural  
2 field to provide for a canine training and event facility. The Project would include accessible  
3 agricultural areas, livestock pens, Member Training Areas, modular buildings for member  
4 services, parking, and a system of paths within the Project site that also provide access to the  
5 Carmel River. Daily, non-event use of the CCSC facility is anticipated to reach up to 20 percent  
6 membership use a day, with 500 total anticipated members, the total number of owner/dog  
7 visits would be up to 100 owners/dogs a day.

8 While daily use of the CCSC, located within what is currently disturbed fallow agricultural  
9 lands, is not expected to degrade recreational resources or the environment, the Project would  
10 allow members of the CCSC facility to walk in the Carmel River riparian corridor and visit the  
11 active channel of the Carmel River in the 2.5-acre terrace floodplain area on the north bank of  
12 the river. As described in Section 2.4.1.3, *Natural Areas and Proposed Use*, a maintained trail and  
13 picnic table would result in an increase in usage of this area. Increased visitation and recreation  
14 within the Carmel River riparian corridor could degrade the recreational value of the waterway,  
15 as well as its biological resource value (see Impact BIO-5).

16 However, access to this area would be provided by reservation only and could be limited by  
17 river conditions and/or agency activities, as determined on a day-to-day basis. Additionally, no  
18 access to any portion of the CCSC lands outside the locked food safety fence would be granted  
19 during CCSC events to event participants or their guests. In addition, this potential impact  
20 would be mitigated through use of a biological buffer and restriction plan as described in MM  
21 BIO-5a through MM BIO-5c.

22 Within the Member Training Areas of the Project site, 5.6 acres of land historically utilized for  
23 agricultural production would be converted to support recreational aspects and operation of the  
24 CCSC; however, impacts to agriculture would temporary during the 10 year life of the Project.  
25 Consequently, impacts from construction and operation of the Project would have adverse  
26 effects on biological water and agricultural resources, however because all of these impacts are  
27 avoidable through use of proposed mitigation measures, the development of recreation facilities  
28 at this site would be *less than significant with mitigation*.

### 29 Mitigation Measures

30 Project implementation of MM BIO-5a through MM BIO-5c would sufficiently reduce potential  
31 impacts associated with increased recreational use of sensitive habitats along the Carmel River.  
32 With implementation of these measures, impacts related to recreation resources would be  
33 reduced to *less than significant*.

34 **Impact REC-2. The proposed Project would provide an additional quasi-public recreation**  
35 **resource, thereby creating a beneficial effect on recreational resource**  
36 **availability and diversity (Beneficial, Class IV).**

1 The proposed Project would create a new and temporary canine recreation facility that would  
2 serve up to an estimated 500 members, and numerous non-members who could participate in  
3 canine training courses. The facility would also provide for approximately 24 days of special  
4 event over the course of eight weekends, which would accommodate up to up to 250 people,  
5 including vendors, caterers, and event staff, in addition to 300 dogs at any given time.<sup>2</sup>  
6 Amenities needed by guests would be available onsite in the modular clubhouse, office, and  
7 restroom, or provided by temporary vendors. All required parking would be accommodated  
8 within the site. The proposed Project also provides 1.5 miles of permeable pathways on the site,  
9 and provides formal access to the existing trails in the riparian corridor, as well as providing  
10 four picnic tables for member recreational use.

11 Within the vicinity of the proposed Project, there are 10 public recreation areas that permit dogs  
12 on a leash. Of these, three are small city squares in the City of Carmel with small amounts of  
13 recreation space (Figure 4.11-1). The proposed Project would provide a recreational resource for  
14 dog owners to train and exercise their dogs in an enclosed outdoor facility not otherwise  
15 available within the County.

16 Though access to the CCSC would be restricted to dues paying members only, the CCSC would  
17 provide a quasi-public resource and recreation space for the nearby residents of Carmel and  
18 Carmel Valley, and more broadly, Monterey County. The Project would provide a unique  
19 recreation opportunity in the County and expand the availability of active recreation and the  
20 number of available recreational trails within the Carmel Valley and regional vicinity.  
21 Therefore, the Project would provide a *beneficial* recreational impact.

## 22 Mitigation Measures

23 No mitigation measures required.

### 24 **4.11.4.3 Cumulative Impacts**

25 The Project would also contribute, in combination with other Projects in the Carmel Valley, to  
26 increased recreational use and associated degradation along the Carmel River. As the Carmel  
27 River is an important riparian area and often associated with recreational activities, these  
28 impacts would potentially be adverse. However, the Project proposes no construction or  
29 nighttime features within the Carmel River area and access to this area would be provided by  
30 reservation only and could be limited by river conditions and/or agency activities, as  
31 determined on a day-to-day basis. Therefore, cumulative impacts to the Carmel River and its  
32 use as a recreational resource would be *less than significant*.

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<sup>2</sup> This is the worst case scenario, as most dog related events, particularly competitions, generally have staggered arrival and departure times

1 **4.11.4.4 Residual Impacts**

- 2 Implementation of listed mitigation measures, including MM BIO-5a through 5c would reduce  
3 the level of impacts related to recreational resources to levels that are less than significant.

1 Section 4.12  
2 **Transportation and Traffic**

---

3 **4.12.1 Introduction**

4 This section provides an overview of the transportation and traffic network in the Project vicinity.  
5 This section also addresses the potential for the proposed Project to create transportation and  
6 traffic impacts as defined by the California Environmental Quality Act (CEQA), the State CEQA  
7 Guidelines, Monterey County plans and policies, and agency and professional standards. This  
8 section analyzes the potential impacts to traffic based on the Transportation Impact Study  
9 prepared by Central Coast Transportation Consulting for the proposed Project (see Appendix H;  
10 Central Coast Transportation Consulting 2014). Amec Foster Wheeler reviewed this material for  
11 adequacy under CEQA and incorporated the analysis into the following Transportation and  
12 Traffic section.

13 The Transportation Impact Study contains analyses of potential traffic impacts on Valley Greens  
14 Drive, Carmel Valley Road, and Highway 1. Central Coast Transportation Consulting visited the  
15 Project site from 15 - 21 June 2014 to collect traffic counts for Weekday A.M. (7:00 A.M. - 9:00  
16 A.M.), Weekday P.M. (4:00 P.M. - 6:00 P.M.), Friday P.M. (4:00 P.M. - 6:00 P.M.), and Sunday  
17 Midday (11:00 P.M. - 1:00 P.M.) peak hours (see Appendix H).<sup>1</sup> These field surveys were  
18 conducted to assist in determining the roadway and intersection geometry as well as existing  
19 intersection operations. Amec Foster Wheeler has also observed traffic operations, roadway  
20 conditions, on-street parking and pedestrian use at the Project site during a site visit on June 9,  
21 2014.

22 The scope and methodology of the Transportation Impact Study was developed in consultation  
23 with City staff and conforms to standards and thresholds contained in the 2010 Monterey County  
24 General Plan. The Transportation Impact Study and this section consider and assess intersections  
25 that could be substantially affected by Project-generated traffic. This section also addresses  
26 impacts to public transit, pedestrian, and bicycle facilities and users anticipated to result from  
27 construction and operations of the proposed Project.

28 **4.12.2 Existing Setting**

29 **4.12.2.1 Project Details**

30 The proposed Project would be located on a 48.6-acre site located south-southeast off of Valley  
31 Greens Drive. Valley Greens Drive intersects with Carmel Valley Road at a side-street-stop  
32 controlled intersection approximately 1,400 feet northeast of the Project site. Carmel Valley Road

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<sup>1</sup> Traffic counts were collected by Central Coast Transportation Consulting while local schools were in session.

1 also intersects with, Rancho San Carlos  
 2 Road, at a signalized intersection which  
 3 is located approximately a mile to the  
 4 west of the proposed entrance to the  
 5 Project site. Between these  
 6 intersections, Valley Greens Drive  
 7 intersects with a number of roads  
 8 providing access to adjacent residential  
 9 neighborhoods, the nearest of these  
 10 three-way intersections are located at  
 11 Valley Greens Drive & Lake Place as  
 12 well as Valley Greens Drive & Poplar  
 13 Lane, which provide access to the Quail  
 14 Meadows Neighborhood and the  
 15 Poplar Lane Residences, respectively.

16 As described in Section 2.2.2.4, *Proposed*  
 17 *Access and Parking*, access to the Project  
 18 site would be provided through an  
 19 improved two-way controlled access  
 20 gate replacing the existing farm gate  
 21 directly off Valley Greens Drive, which  
 22 is a two-lane improved County road  
 23 that includes paved golf cart/bicycle

24 lanes in addition to the main vehicular lanes in both directions.<sup>2</sup> Further, an additional gate would  
 25 be added to the driveway serving the onsite employee housing. However, this gate would not be  
 26 used for regular member entrance and would largely function as an emergency exit. Depending  
 27 on the trip origin or destination, vehicular access to the Project site would consist of unprotected  
 28 left turns or right turns into the driveway. It would be anticipated that the majority of trips would  
 29 access the Project site going eastbound on Carmel Valley Road and turning right at the  
 30 intersection of Carmel Valley Road & Valley Greens Drive. However, alternative routes to the  
 31 Project site would include access via a right turn at Rancho San Carlos Road and traveling  
 32 eastbound on Valley Greens Drive.

33 All parking for the proposed Project would be provided inside the fence surrounding the  
 34 property and screened from public view. Approximately 6,400 square feet of permeable base rock  
 35 parking pavements would include space for up to 15 vehicles in order accommodate members  
 36 and staff's daily use immediately adjacent to the clubhouse and office. Additionally,  
 37 approximately 89,680 square feet of wood chipped parking areas would be available for parking  
 38 up to 169 additional vehicles west of the proposed new controlled-access entry gate. Parking



*The Project site is located adjacent to Valley Greens Drive and would be accessed via the intersection of Carmel Valley Road & Valley Greens Drive.*

<sup>2</sup> Approximately 125 feet of Valley Greens Drive in the vicinity of the Project Site is privately controlled maintained by the Quail Lodge Resort.



1 during events would be fully accommodated onsite and no on-street parking would be required.  
2 Space for up to 70 Recreational Vehicles (RVs) would be made available on designated grass areas  
3 within the center of the Project site.

4 Beyond landscape improvements and the proposed access gate, no frontage improvements, such  
5 as sidewalks or trails, are proposed as part of the Project.

#### 6 **4.12.2.2 Regional Transportation System**

7 Principal access from the Monterey Peninsula to the Carmel Valley is provided by Carmel Valley  
8 Road (County Route G-16). This principal arterial road is a four-lane divided road from Highway  
9 1 to Via Petra and a two-lane road from there through the Carmel Valley Village. Although  
10 Carmel Valley Road is a direct route between Highway 101 at Greenfield and Carmel, its  
11 alignment east of the planning area discourages through traffic. The intersection of Carmel Valley  
12 Road and Highway 1 is currently beyond safe capacity.

13 Laureles Grade Road, which provides access to the Carmel Valley from Salinas, is a steep, curved  
14 road with a design speed of about 25 miles per hour (mph). It currently operates below maximum  
15 capacity, although steep grades and slow-moving trucks frequently cause lengthy delays.

#### 16 **4.12.2.3 Area Roadway Network**

17 Regional access to the Project site is provided via Highway 1 and Carmel Valley Road while local  
18 access is provided by Valley Greens Drive and Rancho San Carlos Road. These roadways are  
19 described below.

20 **Highway 1 (State Route 1)** is a major north-south roadway connecting Los Angeles to  
21 Mendocino. From Carmel Valley Road to Ocean Avenue, Highway 1 has two northbound lanes  
22 and one southbound lane. The study area's portion of Highway 1 has varying grades and  
23 residential driveway access. Highway 1 is part of the Monterey County Congestion Management  
24 Plan (CMP) highway network (Central Coast Transportation Consulting 2014).

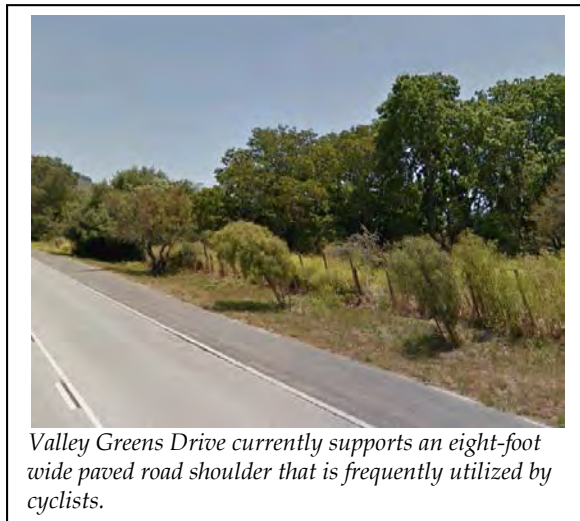
25 **Carmel Valley Road** is an east-west major arterial roadway extending from Highway 1 to Arroyo  
26 Seco Road. In the vicinity of the Project area, Carmel Valley Road varies from two-lanes to four-  
27 lanes, with posted speed limits varying from 25 mph to 55 mph. Carmel Valley Road serves both  
28 residential and commercial areas (Central Coast Transportation Consulting 2014).

29 **Valley Greens Drive** and **Rancho San Carlos Road** are two-lane local streets serving residential  
30 and light commercial areas along Carmel Valley Road. Their speed limits are 25 mph. Valley  
31 Greens Drive is stop controlled where it intersects with Carmel Valley Road. The 2012 Annual  
32 Average Daily Traffic (AADT) on Valley Greens Drive was 1,300 vehicles (Central Coast  
33 Transportation Consulting 2014). Rancho San Carlos Drive has a signalized intersection with  
34 Carmel Valley Road (Central Coast Transportation Consulting 2014). Approximately 125 feet of  
35 Valley Greens Drive in the vicinity of the Project site is privately controlled and maintained by  
36 the Quail Lodge Resort. Additionally, Rancho San Carlos Road is a private road owned by the

1 Santa Lucia Preserve and provides access to the Santa Lucia Preserve and residential  
2 neighborhoods.

#### 3 **4.12.2.4 Pedestrian and Bicycle Services**

4 Pedestrian facilities include sidewalks,  
5 crosswalks, multi-use paths, and pedestrian  
6 signals at signalized intersections. These facilities  
7 are intended to provide safe and convenient  
8 routes for pedestrian travel. Within the  
9 immediate vicinity of the Project site there are no  
10 paved sidewalks along Carmel Valley Road,  
11 Highway 1, Rancho San Carlos Road, and Valley  
12 Greens Drive. Additionally, there are no cross  
13 walks or pedestrian signals. However, the Project  
14 site frontage on the south side of Valley  
15 Drive currently supports an eight-foot wide  
16 paved road shoulder. Additionally, a golf cart  
17 crossing is located at the intersection of Valley



*Valley Greens Drive currently supports an eight-foot wide paved road shoulder that is frequently utilized by cyclists.*

18 Greens Drive & Poplar Lane, which supports recreational golfers at the Quail Lodge golf course.  
19 Within the Project area, existing pedestrian facilities are limited to a publically accessible  
20 pedestrian trail within the riparian area along the Carmel River within the Project site.

21 Bicycle facilities in the vicinity of the Project area consist of separated Class I bike paths and on-  
22 street striped bike lanes (Class II). There is a Class I bike path that roughly parallels Highway 1  
23 from Canada Court to a point just south of Carmel Valley Road. Class II bike lanes are provided  
24 along portions of Carmel Valley Road, including the segment within the immediate vicinity of  
25 the Project site. While there are no designated bicycle facilities along the other roads within the  
26 immediate vicinity of the Project site, many have wide paved shoulders that are used frequently  
27 by cyclists (e.g., Valley Greens Drive).

#### 28 **4.12.2.5 Transit Services**

29 The Monterey-Salinas Transit (MST) provides fixed route transit service to the Project site. Routes  
30 22 and 24 serve Carmel Valley Road, terminating in Monterey.

31 **Route 22** serves Highway 1 from Monterey to Big Sur. The nearest stop to the Project site is  
32 located to the South of the Rio Road and Highway 1 intersection headed Southbound. Stops have  
33 3.5 hour headways from Memorial Day Weekend through Labor Day, stopping three times a day  
34 every day, and 3.75 hour headways from Labor Day to Memorial Day, stopping twice a day on  
35 Saturdays and Sundays only (Central Coast Transportation Consulting 2014).<sup>3</sup>

<sup>3</sup> Headway is the amount of time elapsed between pick-ups at any given transit stop,

1 **Route 24** serves Highway 1 and Carmel Valley Road from Monterey through Carmel Valley.  
2 Stops within the vicinity of the Project site are located along Carmel Valley Road from Rio Vista  
3 Drive to Rippling River. Route 24 provides hourly service (Central Coast Transportation  
4 Consulting 2014).

#### 5 **4.12.2.6 Traffic Operations**

##### 6 Intersections

7 Existing traffic counts were recorded from 15 - 21 June 2014 by Central Coast Transportation  
8 Consulting at each of the Transportation Impact Study intersections. Traffic counts are provided  
9 in Appendix H. The following three study intersections within the Project vicinity were  
10 evaluated:

- 11 1. Highway 1 & Carmel Valley Road - Signalized Intersection
- 12 2. Rancho San Carlos & Carmel Valley Road - Signalized Intersection
- 13 3. Valley Greens Drive & Carmel Valley Road - Unsignalized Intersection

14 Because traffic flow on arterials is most constrained at intersections, detailed traffic flow analyses  
15 focus on operating conditions of critical intersections during peak travel periods. The quality of  
16 service offered by any roadway can be described by measuring its Level of Service (LOS), a  
17 qualitative method for describing operational conditions within a traffic stream or at an  
18 intersection, generally in terms of such service measures as speed and travel time, freedom to  
19 maneuver, traffic interruptions, and comfort and convenience. In rating intersection operations,  
20 LOS A through F are used, where LOS A indicates free-flow operations and LOS F indicates  
21 congested operations.

22 Policy C-1.1 of the 2010 Monterey County General Plan specifies that LOS D or better operations  
23 shall be maintained unless otherwise specified in a Community Plan. The 2010 Carmel Valley  
24 Master Plan (CVMP) amended as of 12 February 2013, specifies that LOS C is the acceptable  
25 operating condition for signalized intersections, and LOS D is unacceptable. Unacceptable  
26 conditions for unsignalized intersections are defined as LOS F or meeting of any traffic signal  
27 warrants.

28 The side street approaches to the Carmel Valley Road & Valley Greens Drive intersection operates  
29 at LOS E/F during the Weekday P.M., Friday P.M., and Sunday Midday peak hours, but the  
30 overall intersection operates at LOS A during all peak hours. This intersection does not currently  
31 meet the peak hour signal warrant. The remaining study intersections also operate at an  
32 acceptable LOS C or better.

1 **Table 4.12-1. Intersection Level of Service Thresholds**

Signalized Intersections <sup>1</sup>		Stop Sign Controlled Intersections <sup>2</sup>	
Control Delay (seconds/vehicle)	Level of Service	Control Delay (seconds/vehicle)	Level of Service
≤ 10	A	≤ 10	A
> 10 – 20	B	> 10 - 15	B
> 20 – 35	C	> 15 - 25	C
> 35 – 55	D	> 25 - 35	D
> 55 – 80	E	> 35 - 50	E
> 80	F	> 50	F

2 <sup>1</sup> Exhibit 18-4 of the 2010 Highway Capacity Manual

3 <sup>2</sup> Exhibits 19-1 and 20-2 of the 2010 Highway Capacity Manual

4 Source: Central Coast Transportation Consulting 2014.

5 **Table 4.12-2. Existing Levels of Service for Peak Hours at Selected Intersections**

Intersection Number	Intersection	Peak Hour	Delay (seconds/vehicle)	Level of Service
1	Carmel Valley Rd. & Highway 1	Weekday A.M.	10.9	B
		Weekday P.M.	21.6	C
		Friday P.M.	26.6	C
		Sunday Middy	12.9	B
2	Carmel Valley Rd. & Rancho San Carlos Rd.	Weekday A.M.	9.2	A
		Weekday P.M.	12.3	B
		Friday P.M.	10.6	B
		Sunday Middy	6.7	A
3	Carmel Valley Rd. & Valley Greens Dr.	Weekday A.M.	1.1 (21.9)	A (C)
		Weekday P.M.	3.5 (51.8)	A (F)
		Friday P.M.	3.7 (85.6)	A (F)
		Sunday Middy	1.7 (38.9)	A (E)

6 Note: HCM 2010 average control delay in second per vehicle; for side-street-stop controlled  
 7 intersections the worst approach's delay is reported in parenthesis next to the overall intersection  
 8 delay.

9 Source: Central Coast Transportation Consulting 2014.

10 Roadway Segments

11 In addition to these three intersections, two roadway segments within the immediate vicinity of  
 12 the Project site were also evaluated:

- 13 1. Carmel Valley Road from Schulte Road to Rancho San Carlos Road
- 14 2. Highway 1 from Carmel Valley Road to Ocean Avenue

15



**FIGURE 4.12-1**

**Existing Transportation Network and Study Intersections**

1 The CVMP provides additional thresholds for segments of Carmel Valley Road. These thresholds  
 2 are based on average daily traffic volumes (ADTs). The CVMP notes that ADTs below the  
 3 thresholds in Table 4.12-3 are acceptable.

4 **Table 4.12-3. Carmel Valley Road ADT Thresholds**

Carmel Valley Road Segment	CVMP ADT Threshold
Valle Vista to Holman	8,487
Homan to Esquiline	6,835
Esquiline to Ford	9,056
Ford to Laureles Grade	11,600
Laureles Grade to Robinson Canyon	12,752
Robinson Canyon to Schulte	15,499
Schulte to Rancho San Carlos	16,340
Rancho San Carlos to Rio	48,487
Rio to Carmel Rancho	51,401
Carmel Rancho to Highway 1	27,839

5 Sources: Monterey County 2010; Central Coast Transportation Consulting 2014.

6 In addition to the thresholds identified in the CVMP, the study roadway segments were evaluated  
 7 using 2010 Highway Capacity Model (HCM) methods. The study segments consist of a mixture of  
 8 two-lane segments and multilane segments, which are evaluated using different criteria.

9 Two-lane segment LOS is determined based on the calculation of Percent-Time-Spent-Following  
 10 (PTSF). The LOS thresholds vary by the two-lane facility class. Three classes of two-lane facilities  
 11 are defined in the 2010 HCM, each with different LOS thresholds. The two-lane freeway study  
 12 segment is categorized as a Class II facility consistent with the CVMP traffic study. Multilane  
 13 segment LOS is determined based on vehicle density in passenger cars per mile per lane. The  
 14 roadway segment thresholds are presented in Table 4.12-4. The 2010 HCM notes that the results  
 15 of uninterrupted flow roadway segments must be considered in conjunction with the occasional  
 16 signalized or unsignalized intersection along the two-lane highway to obtain complete picture of  
 17 corridor operations.

18 The segment of Highway 1 from Ocean Avenue to Carmel Valley Road operates at acceptable  
 19 LOS C or better for all peak hours in the northbound direction. However, in the southbound  
 20 direction this segment operates at an unacceptable LOS F during all peak hours with the  
 21 exception of Sunday Midday when it operates at LOS E. The segment of Carmel Valley Road from  
 22 Schulte Road to Rancho San Carlos Road is below the CVMP ADT threshold. The eastbound  
 23 direction operates at LOS E during the Weekday P.M. and Friday P.M. peak hours, and the  
 24 westbound direction operates at LOS E during the Weekday A.M. peak hour.

1 **Table 4.12-4. Roadway Segment Level of Service Thresholds**

Multilane Segments <sup>1</sup>		Two-lane Highway Segments	
Density (passenger cars/mile/lane)	Level of Service	Percent-Time-Spent- Following (PTSF)	Level of Service
≤ 11	A	≤ 40	A
> 11 – 18	B	> 40 – 55	B
> 18 – 26	C	> 55 – 70	C
> 26 – 35	D	> 70 – 85	D
> 35 - 45	E	> 85	E
> 45 (demand exceeds capacity)	F	See Note 2	F

2 Notes:

3 <sup>1</sup> Exhibit 14-4 of the 2010 Highway Capacity Manual. Thresholds for free flow speed of 45 mph; other  
4 speeds have different LOS E/F thresholds.

5 <sup>2</sup> Exhibit 15-3 of the 2010 Highway Capacity Manual. LOS F is reached when the segment volume  
6 exceed capacity.

7 Source: Central Coast Transportation Consulting 2014.

8 **Table 4.12-5. Existing Conditions Segment Analysis**

Intersection	CVMP ADT Threshold	Existing ADT	Peak Hour	Northbound LOS	Southbound LOS
Highway 1 Ocean Ave. to Carmel Valley Rd.	N/A	39,866	Weekday A.M.	C	<b>F</b>
			Weekday P.M.	C	<b>F</b>
			Friday P.M.	C	<b>F</b>
			Sunday Midday	B	<b>E</b>
Intersection	CVMP ADT Threshold	Existing ADT	Peak Hour	Eastbound LOS	Westbound LOS
Carmel Valley Rd. Schulte Rd. to Rancho San Carlos Rd.	16,340	15,600	Weekday A.M.	C	<b>E</b>
			Weekday P.M.	<b>E</b>	D
			Friday P.M.	<b>E</b>	D
			Sunday Midday	D	D

9 Note: **Bold** indicates CVMP (2010) threshold that has been exceeded.

10 Source: Central Coast Transportation Consulting 2014.

11 **4.12.2.7 Local Event Traffic**

12 In addition to routine local daily vehicle traffic within the vicinity of the Project site, a number of  
13 large events also occur within the area, which can result in large numbers of vehicles on the roads  
14 and associated delays. Delivery trucks for set up of the events can cause an increase in the number  
15 of vehicles in the vicinity of the Project site, particularly associated with unprotected left turns  
16 along Valley Greens Drive.



*A variety of events occur within the vicinity of the Project site, which can result in large numbers of vehicles on the roads and associated delays. Delivery trucks for set up of the events and traffic and parking from event patrons intermittently increase the number of vehicles in the vicinity of the Project site.*

1 The Quail Lodge & Golf Club regularly hosts golf tournaments and competitions, board  
 2 meetings, weddings, dinners, staff retreats, car events, and other special events, with facilities  
 3 that can seat up to 1,000 guests. Additionally, Quail Lodge hosts four signature events including  
 4 The Quail, A Motorsports Gathering; The Quail Rally; The Quail Motorcycle Gathering; and the  
 5 Quail Ride. These events can serve up to 4,000 visitors plus exhibitors and staff and include large  
 6 numbers of deliveries and the construction of large temporary structures and facilities. Other  
 7 events known to occur in the vicinity of the Project site include:

- 8 • Legends of the Autobahn (Rancho Canada and/or Pasadera County Club)
- 9 • Carmel Concours on the Avenue (Carmel)
- 10 • Rio Grill's Resolution Run (Carmel)
- 11 • Big Sur International Marathon (Big Sur/Carmel & Highway 1)

12 Additionally, Baja Cantina and Earthbound Farms will occasionally hold various events and  
 13 music concerts. Individually, and in combination, these events can attract large numbers of  
 14 people. As such, these events may create additional trips along the segments of Highway 1 that  
 15 are identified as functioning at LOS F per the 2010 General Plan (Monterey County 2010).

## 16 **4.12.3 Regulatory Setting**

### 17 **4.12.3.1 Federal Regulations**

18 Americans with Disabilities Act of 1990: Titles I, II, III, and V of the Americans with Disabilities  
 19 Act (ADA) have been codified in Title 42 of the U.S. Code (USC), beginning at Section 12101. Title  
 20 III prohibits discrimination on the basis of disability in places of public accommodation (i.e.,  
 21 businesses and non-profit agencies that serve the public) and commercial facilities (i.e., other



1 businesses). This regulation includes Appendix A to Part 36, Standards for Accessible Design,  
2 which establishes minimum standards for ensuring accessibility when designing and  
3 constructing a new facility or altering an existing facility. Examples of key guidelines include  
4 detectable warning for pedestrians entering traffic where there is no curb, a clear zone of 48 inches  
5 for the pedestrian travelway, and a vibration-free zone for pedestrians.

#### 6 **4.12.3.2 State Policies and Regulations**

7 Traffic analysis in the State of California is guided by policies and standards set at the state level  
8 by the California Department of Transportation (Caltrans) and the local jurisdictions. The  
9 proposed Project is within the County's jurisdiction and, therefore, subject to adopted County  
10 transportation policies and guidelines, which are consistent with Caltrans policies and standards.

11 Level of Service Standards for State Highways. According to the Caltrans' Guide for the  
12 Preparation of Traffic Impact Studies (2002), Caltrans endeavors to maintain a target LOS at the  
13 transition between C and D on state highway facilities. However, Caltrans acknowledges that this  
14 may not always be feasible and recommends that the Lead Agency consult with Caltrans to  
15 determine the appropriate target LOS. If an existing state highway facility is operating below the  
16 appropriate target LOS, the existing LOS should be maintained.

#### 17 **4.12.3.3 Local Regulations**

18 2014 Monterey County Regional Transportation Plan. The 2014 Monterey County Regional  
19 Transportation Plan (Transportation Agency for Monterey County 2014) satisfies federal and  
20 state requirements to identify transportation projects that can be funded over the next 25 years to  
21 serve the County's transportation needs. This 25-year plan addresses all forms of transportation,  
22 and includes the priorities and actions embodied in the plans prepared by the County and each  
23 of its 12 cities.

24 Regional Transportation Improvement Program. The Regional Transportation Improvement  
25 Program (RTIP) is a four-year program of transportation projects for Monterey County that  
26 includes: 1) federally funded transportation projects, and 2) projects nominated for inclusion in  
27 the State Transportation Improvement Program (STIP). The RTIP is adopted by Transportation  
28 Agency for Monterey County and is submitted to Caltrans and the California Transportation  
29 Commission by December 15 of every odd year. Projects in the RTIP must be consistent with the  
30 adopted RTP to be programmed into the STIP.

31 Regional Development Impact Fee Program. The Regional Impact Fee Nexus Study Update  
32 (Nexus Study; Transportation Agency for Monterey County 2008), which is included as  
33 Appendix C of the RTIP, provides an update of the 2004 Nexus Study for a regional development  
34 impact fee. The report outlines a development impact fee program for Monterey County. A  
35 complete analysis was performed for the update, beginning with the new region-wide model and  
36 culminating with the adoption of new development impact fees. This 2008 Nexus Study provides

1 the necessary technical and legal basis under CEQA for implementing the updated Fee Program  
2 as mitigation for cumulative impacts on the regional transportation system.

3 2010 Monterey County General Plan. Performance of the county's roads and highways is  
4 evaluated based on LOS calculations. Six levels of service represent varying roadway conditions,  
5 ranging from LOS A (free-flowing) to LOS F (forced flow). The Monterey County Transportation  
6 Commission objective established for the 2010 General Plan, for optimum driving conditions, is  
7 LOS C or better (Monterey County 2010). Relevant policies from the 2010 Monterey County  
8 General Plan include but are not limited to those provided below.

9 **Policy C-1.1:** The acceptable level of service for County roads and intersections shall be  
10 LOS D, except as follows:

- 11 a. Acceptable level of service for County roads in Community Areas may be reduced  
12 below LOS D through the Community Plan process.
- 13 b. County roads operating at LOS D or below at the time of adopting this General Plan  
14 shall not be allowed to be degraded further except in Community Areas where a  
15 lower LOS may be approved through the Community Plan process.
- 16 c. Area Plans prepared for County Planning Areas may establish an acceptable level of  
17 service for County roads other than LOS D. The benefits which justify less than LOS  
18 D shall be identified in the Area Plan. Where an Area Plan does not establish a  
19 separate LOS, the standard LOS D shall apply.

20 Carmel Valley Master Plan. The intent of the CVMP is to recognize the existing broad-scale  
21 differences in the development intensity within the valley and to guide new development in  
22 directions that support the desirable attributes of existing land use patterns while discouraging  
23 resource conflicts that would endangered the valleys character. Relevant policies from the CVMP,  
24 amended as of 12 February 2013, include but are not limited to those provided below.

25 ***Policy CV-2.1:** Public transit should be explored as an alternative to the use of private automobiles  
26 and to help preserve air quality. Whenever feasible all new development shall include a road system  
27 adequate not only for its internally generate automobile traffic but also for bus (both transit and  
28 school), pedestrian, and bicycle traffic, which should logically pass through or be generated by the  
29 development.*

30 ***Policy CV-2.6:** Multiple driveway accesses to Carmel Valley Road should be discourage. Approval  
31 of future development of land having frontage on Carmel Valley Road must be conditioned upon  
32 minimizing access to Carmel Valley Road, or denying it if access is otherwise available.*

33 ***Policy CV-2.7:** Off-street parking should be developed at suitable locations within development  
34 areas.*

35 ***Policy CV-2.11:** Left turn channelizations and/or ingress-egress tapers at significant access points  
36 on Carmel Valley Road should be high priority improvements to alleviate existing hazards.*

1            **Policy CV-2.12:** *The County shall consider constructing minor interchanges as an alternative to*  
2            *signalizing Carmel Valley Road intersections. This would result in an unimpeded flow of traffic*  
3            *on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley*  
4            *Road.*

## 5    **4.12.4 Environmental Impacts**

### 6    **4.12.4.1 Thresholds for Determining Significance**

7    In accordance with Appendix G of the CEQA Guidelines,<sup>4</sup> the proposed Project would result in  
8    a significant effect under CEQA if it were to:

- 9            a) Conflict with an applicable plan, ordinance or policy establishing measures of  
10            effectiveness for the performance of the circulation system, taking into account all modes  
11            of transportation including mass transit and non-motorized travel and relevant  
12            components of the circulation system, including but not limited to intersections, streets,  
13            highways and freeways, pedestrian and bicycle paths, and mass transit?
- 14            b) Conflict with an applicable congestion management program, including, but not limited  
15            to level of service standards and travel demand measures, or other standards established  
16            by the county congestion management agency for designated roads or highways?
- 17            c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous  
18            intersections) or incompatible uses (e.g., farm equipment)?
- 19            d) Result in inadequate emergency access?
- 20            e) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or  
21            pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

22    Additionally, in accordance with Monterey County plans and policies, and agency and  
23    professional standards, a project impact would be considered significant if the project would  
24    result in any of the conditions identified below.

25    **Caltrans Facilities:** Operations degrade from LOS C or better to LOS D, E, or F; or project traffic  
26    is added to an intersection operating at LOS D, E, or F.

#### 27    **Monterey County Signalized Intersections:**

- 28            • Cause an intersection operating at LOS A, B, or C to degrade to unacceptable traffic  
29            conditions of LOS D, E, or F.
- 30            • Worsen the LOS grade at an intersection already operating at an unacceptable LOS D or  
31            E.
- 32            • Add one or more cars to the critical movement V/C ratio at intersections already  
33            operating at LOS F.

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<sup>4</sup> Guidelines regard air traffic patterns were not included as they are not applicable to the proposed Project.

1 **Monterey County Unsignalized Intersections:** Intersection operations degrade from LOS E or  
 2 better to LOS F and a signal warrant is met; or project traffic is added to an intersection operating  
 3 at LOS F and a signal warrant is met.

4 **Carmel Valley Road Roadway Segment:** Operations degrade from LOS D or better to LOS E or  
 5 F; or project traffic worsens the LOS of a segment operating at LOS E; or project traffic is added  
 6 to a segment operating at LOS F.

7 **4.12.4.2 Impact Assessment Methodology**

8 The potential traffic impacts associated with the proposed Project were evaluated in the  
 9 Transportation Impact Study using trip generation, trip distribution, and trip assignment for  
 10 three scenarios including a No Project Scenario, a Plus Project Scenario (2015), and a Cumulative  
 11 Scenario. The Plus Project Scenario (2015) was broken down further to assess the potential traffic  
 12 impacts of typical daily operations and special events. Trip generation refers to the total number  
 13 of trips generated by the site. Trip distribution identifies the general origins and destination of  
 14 these trips, and trip assignment specifies the routes taken to reach these origins and destinations.

15 Trip Generation

16 The Project’s trip generation estimate was developed using data provided in the Institute of  
 17 Transportation Engineers’ (ITE) Trip Generation Manual and data provided in the Project  
 18 description. Trip generation for specific components of the proposed Project were estimated  
 19 individually using a combination of available resources as described below.

20 Special event conditions are evaluated during the Friday P.M. and Sunday Midday peak hours  
 21 since that is when they would typically start and end under the proposed Project.

22 **Table 4.12-6. Typical Weekday Trip Generation Estimates**

Project Component	Size	Daily Trips	Peak Hour Trips					
			Weekday A.M.			Weekday P.M.		
			In	Out	Total	In	Out	Total
<b>Typical Weekday Operations</b>								
Office/ Administration <sup>1</sup>	15 Employees	56	7	1	8	1	7	8
Member Visits <sup>2</sup>	100 Members	200	10	10	20	10	10	20
Classes <sup>3</sup>	10 Classes	240	22	22	44	22	22	44
<b>Typical Weekday Operations</b>		<b>496</b>	<b>39</b>	<b>33</b>	<b>72</b>	<b>33</b>	<b>39</b>	<b>72</b>

23 Notes:

24 <sup>1</sup> Single tenant office, ITE Land Use Code 715.

25 <sup>2</sup> Assumes 20 percent of 500 members use the facility daily, each member driving alone, with 10  
 26 percent of the trips occurring in each peak hour.

27 <sup>3</sup> Classes assumed to include up to 10 attendees plus two instructors. A maximum of two classes to be  
 28 held simultaneously. Assumes 10 classes per typical weekday and that one class ends and one begins  
 29 during each peak hour, and attendees drive alone.

30 Source: Central Coast Transportation Consulting 2014.

1 For typical weekday operations, the trip generation estimates were developed as follows:

- 2 • Office and administration uses were evaluated as a single tenant office building with 15  
3 employees. Because the Project has longer operational hours than typical office buildings  
4 the Project's trips are likely to be spread throughout the day to a greater extent than  
5 offices, so the analysis is conservative by reflecting a higher level of peak hour trips.
- 6 • Member visits were evaluated under the assumption that 20 percent of the anticipated 500  
7 total members would use the facility on a typical day, with 10 percent of the daily trips  
8 occurring in each peak hour.
- 9 • Classes were assumed to include up to 10 attendees plus two instructors. A maximum of  
10 two classes could be held simultaneously. A review of class schedules for similar facilities  
11 indicate that classes are spread throughout the day and typically range from one hour to  
12 90 minutes. To present a reasonable worst-case scenario it was assumed that one class  
13 starts and one class ends during each peak hour. Ten classes were assumed per typical  
14 weekday.

15 Trip generation estimates for special events were developed as follows:

- 16 • A maximum of 250 people would be permitted on the site during special events. This  
17 includes attendees, members, staff, and contractors.
- 18 • The RV camping area was assumed to be fully occupied with 70 RVs. The Project  
19 description notes that no in and out privileges would be granted to RVs (refer to Section  
20 2.2.3.2, *Event Parking*). No mention is made of the accessory vehicles often towed by RVs  
21 for day to day local trips so trip making characteristics were assumed to be similar to a  
22 typical Campground/RV park. The Sunday Midday peak hour was assumed to be the  
23 reverse of Friday P.M. conditions.
- 24 • The remaining 180 people on site during special events would arrive and depart the site  
25 in a single day. The trip generation estimate assumes that 10 percent would arrive and  
26 approximately 33 percent would depart during the Friday P.M. and Sunday Midday peak  
27 hours. These estimates were informed by the Federal Highway Administration's  
28 *Managing Travel for Planned Special Events Handbook*.
- 29 • The special event estimates are conservative as they assume single occupancy in all  
30 vehicles. It is likely that some portion of attendees would carpool, thereby reducing the  
31 number of new vehicle trips.

### 32 Trip Distribution and Assignment

33 The Association of Monterey Bay Area Governments (AMBAG) developed and maintains a  
34 Regional Travel Demand Model (RTDM) for use in forecasting travel demand. The 2014 RTDM  
35 was applied to estimate the directions of approach and departure for Project trips using a select  
36 zone procedure.

1 **Table 4.12-7. Special Event Trip Generation Estimates**

Project Component	Size	Daily Trips	Peak Hour Trips					
			Weekday A.M.			Weekday P.M.		
			In	Out	Total	In	Out	Total
<b>Special Operations</b>			<b>Friday P.M.</b>			<b>Sunday Midday</b>		
Attendees, Employees, Vendors <sup>1</sup>	180 People	360	18	60	78	18	60	78
RV Campers <sup>2</sup>	70 Occupied Sites	140	18	11	29	11	18	29
<b>Special Event Operations</b>		<b>500</b>	<b>36</b>	<b>71</b>	<b>107</b>	<b>29</b>	<b>78</b>	<b>107</b>

2 Notes:

3 <sup>1</sup> Assumes that 10 percent will arrive and approximately 33 percent will depart during the Friday and  
 4 Sunday peak hours.

5 <sup>2</sup> Per the Project Description, no in and out privileges would be granted for RVs; however, towed  
 6 accessory vehicles are not specifically addressed, so trips were estimated consistent with  
 7 Campground/RV Park Land Use, ITE Land Use Code 416, assuming 100 percent occupancy for the  
 8 weekday peak hour of generator for Friday conditions. The Sunday Midday peak was assumed to be  
 9 the reverse of Friday conditions.

10 Source: Central Coast Transportation Consulting 2014.

11 Peak Hour Intersection Operations

12 As described in Section 2.2, *Project Overview*, the proposed Carmel Canine Sports Complex  
 13 (CCSC) would hold up to 24 days of events throughout the year with a maximum of 250 people  
 14 (including vendors, caterers, and event staff). In order to parse out potential traffic and  
 15 transportation impacts resulting from the daily operations and special events associated with the  
 16 proposed Project, the Transportation Impact Study evaluated two different sub-scenarios for the  
 17 Existing Plus Project (2015) scenario.

18 The first sub-scenario evaluated the potential traffic and transportation impacts resulting from  
 19 the typical daily operations associated with the proposed Project. In this sub-scenario,  
 20 intersection operations were evaluated for the Weekday A.M., Weekday P.M., and Friday P.M.  
 21 peak hours. The second sub-scenario evaluates the typical daily operations as well as the special  
 22 event operations, which would occur on up to 24 days throughout the year. Because special  
 23 events would generally occur over a three-day period from Friday through Sunday (see Section  
 24 2.2.1, *Proposed Facility Uses at CCSC*) intersection operations were evaluated for the Friday P.M.  
 25 and Sunday Midday peak hours. While occasional events may occur during the week, they would  
 26 be so infrequent that they would have a negligible impact on intersection operations during the  
 27 Weekday A.M. and Weekday P.M. peak hours. Intersection operations during the Weekday A.M.  
 28 and Weekday P.M. peak hours would be identical to those described for the daily operations.

29 Cumulative Roadway Network

30 The Transportation Agency for Monterey County (TAMC) collects development impact fees to  
 31 help fund transportation project of regional significance. TAMC’s 2014 RTIP programs  
 32 construction funding starting in 2015/2016 for improvements to Highway 1 between Rio Road  
 33 and Carmel Valley Road. The following improvements are included in this project:

- 1 • Add a second northbound through lane to Highway 1 between Rio Road and Carmel  
2 Valley Road.
- 3 • Add capacity to the Rio Road & Highway 1 intersection as follows:
  - 4 ○ Convert the northbound right turn lane to a shared through/right turn lane.
  - 5 ○ Add a second westbound right turn lane.
  - 6 ○ Widen the southbound approach to provide a right turn lane, through lane, and dual  
7 left turn lanes.
- 8 • Convert the Carmel Valley Road & Highway 1 intersection's northbound right turn lane  
9 to a shared through/right turn lane.

10 No other roadway network changes affecting study location operations were assumed to be in  
11 place under Cumulative conditions.

#### 12 Cumulative Traffic Volume Forecasts

13 Cumulative traffic volume forecasts were developed using the 2014 AMBAG RTDM and the 2007  
14 CVMP traffic study. The CVMP traffic study forecasts travel based on a detailed review of  
15 potential land use intensities within Carmel Valley, while the RTDM is by nature focused more  
16 on regional travel patterns. The CVMP traffic study forecasts substantially more growth along  
17 the Carmel Valley Road corridor than the RTDM, which shows future traffic levels within five  
18 percent of year 2010 levels. These increases flow to Highway 1, again resulting in significantly  
19 higher volumes than those projected in the RTDM. The CVMP traffic study forecasts were given  
20 precedence over the RTDM forecasts due to the local nature of those forecasting efforts. The result  
21 of this approach is a more conservative analysis.

#### 22 **4.12.4.3 Project Impacts and Mitigation Measures**

##### 23 **Impact TRANS-1. Short-term construction would result in temporary disruption of traffic** 24 **circulation and access on vicinity roadways (Less than significant, Class III).**

25 The proposed Project would be constructed over an approximately four-month time period,  
26 comprised of two construction phases. During Phase I and Phase II of construction, construction  
27 staff would range between two to eight employees working Monday through Friday from 8:00  
28 A.M. to 4:30 P.M.

29 Phase I, which would begin immediately following the issuance of the permit for the proposed  
30 Project, would occur over a two month period and would include:

- 31 • Reconfiguring the main entrance and installing new automatic gates;
- 32 • Completing underground utilities for modular trailers;

- 1 • Completing the new septic system and domestic water system;
- 2 • Completing visual screening along sensitive property lines;
- 3 • Installing onsite fencing for training and livestock; and
- 4 • Completing grading and grass turf on seven-acre members training area.

5 Phase II, which would begin as funding becomes available, would also occur over two months,  
6 and would consist of:

- 7 • Siting the modular office, clubhouse, and restroom trailers;
- 8 • Completing the irrigation reservoir and irrigation systems; and
- 9 • Completing landscape, pathway, and emergency lighting.

10 The area and volume of grading in Phases I and II would include 6,253 cubic yards (CY) or less,  
11 which would be balanced onsite. Consequently, there would be no off-site haul truck trips  
12 associated with the export of fill material resulting from grading. Equipment necessary to  
13 complete Phase I construction activities would include earth moving equipment, water trucks,  
14 construction employee pick-up trucks, agricultural tractors, and disks. A backhoe would also be  
15 used for digging underground (e.g., trenching for utilities). Similar equipment would be required  
16 to complete Phase II construction activities. Construction equipment and materials would be  
17 staged within the Project site when not in use. Materials deliveries would be ongoing throughout  
18 the Project construction phases and would involve a mix of single bed trucks and semi-trailers  
19 depending upon the material delivered.

20 Deliveries of construction materials (e.g., base rock and asphalt for the front entrance  
21 improvements) would use Highway 1 or Highway 68 and Laureles Grade to Carmel Valley Road  
22 to Valley Greens Drive depending on the source locations for materials. The delivery of materials  
23 would occur during working hours and would avoid the Weekday A.M. and Weekday P.M. peak  
24 traffic hours.

25 Potential impacts from vehicular traffic related to the development of the proposed Project would  
26 be minor and related to temporary traffic generated during construction activities, including  
27 materials delivery. All other construction equipment would be staged within the Project site  
28 when not in use. Implementation of the proposed Project would not affect bus routes or headways  
29 or bicyclists' use of the wide shoulders. Consequently, construction impacts would not be  
30 considered significant given their temporary and infrequent nature.

31 Monterey County Standard Condition of Approval PW0044 (Construction Management Plan)  
32 requires that a CMP be submitted to the Resource Management Agency (RMA)-Planning  
33 Department and the Department of Public Works for review and approval. The CMP would  
34 include the following information: the duration of the construction, hours of operation, an  
35 estimate of the number of truck trips that would be generated associated with materials delivery,  
36 truck routes, number of construction workers, parking areas for both equipment and workers,  
37 and locations of truck staging areas. Additionally, the CMP would identify measures which



1 address potential construction impacts. Generally, these measures limit construction activity  
2 hours, access routes, location of staging and parking areas, and number of employees, and should  
3 damage occur, require for the repair of damage to roads damaged by the circulation of  
4 construction vehicles and equipment.

5 Conditioning the development of the Project to the submittal and approval of a CMP for the site  
6 would assure development of the Project would remain below the thresholds that would require  
7 mitigation measures as defined in CEQA. The CMP for the Project would also ensure that  
8 development would not affect the LOS of nearby access roads. Therefore, this impact would be  
9 *less than significant*.

#### 10 Mitigation Measures

11 No mitigation measures required.

12 **Impact TRANS-2. Typical daily operations associated with the proposed Project would**  
13 **result in an increase in traffic at vicinity intersections (Less than**  
14 **significant, Class III).**

15 As previously described and shown in Table 4.12-2, the study intersections are all currently  
16 operating at an acceptable LOS during all peak hours. However, the worst approach of the side-  
17 street-stop controlled Carmel Valley Road & Valley Greens Drive operates at LOS E during the  
18 Sunday Midday peak hour and LOS F during the Weekday P.M. and Friday P.M. peak hours.  
19 The traffic estimates show that typical daily operations associated with the proposed Project  
20 would generate 496 total weekday vehicle trips with 33 Weekday A.M. peak hour trips and 72  
21 Weekday P.M. peak hour trips.

22 The Existing Plus Typical Daily Operations conditions analysis found that during typical daily  
23 operations under the proposed Project each of the three study intersections would be expected to  
24 operate at an acceptable LOS during the Weekday A.M., Weekday P.M., and Friday P.M. peak  
25 hours. The intersections of Carmel Valley Road & Highway 1 and Carmel Valley Road & Rancho  
26 San Carlos Road would operate acceptably at LOS C or better under Existing Plus Typical Daily  
27 Operations conditions. The intersection of Carmel Valley Road & Valley Greens Drive would  
28 experience a decrease from LOS A to LOS B during the Weekday P.M. and Friday P.M. hours,  
29 with the northbound approach operating at LOS F. However, the peak hour signal warrant would  
30 not be met under Existing Plus Typical Daily Operations conditions during the peak hours and  
31 the impact at this intersection would be *less than significant*.

1 **Table 4.12-8. Intersection Levels of Service for Existing and Existing Plus Typical**  
 2 **Daily Operations**

Intersection Number	Intersection	Peak Hour	Existing		Existing Plus Typical Daily Operations	
			Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
1	Carmel Valley Rd. & Highway 1	Weekday A.M.	10.9	B	11.1	B
		Weekday P.M.	21.6	C	22.3	C
		Friday P.M.	26.6	C	27.6	C
2	Carmel Valley Rd. & Rancho San Carlos Rd.	Weekday A.M.	9.2	A	9.7	A
		Weekday P.M.	12.3	B	13.1	B
		Friday P.M.	10.6	B	10.8	B
3	Carmel Valley Rd. & Valley Greens Dr.	Weekday A.M.	1.1 (21.9)	A (C)	2.8 (43.1)	A (E)
		Weekday P.M.	3.5 (51.8)	A (F)	12.9 (157.5)	B (F)
		Friday P.M.	3.7 (85.6)	A (F)	16.0 (>200)	B (F)

3 Note: HCM 2010 average control delay in second per vehicle; for side-street-stop controlled  
 4 intersections the worst approach's delay is reported in parenthesis next to the overall intersection  
 5 delay.

6 Source: Central Coast Transportation Consulting 2014.

7 **Mitigation Measures**

8 No mitigation measures required.

9 **Impact TRANS-3. Special events associated with the proposed Project would result in**  
 10 **increases in traffic at vicinity intersections (Less than significant with**  
 11 **mitigation, Class II).**

12 As previously described and shown in Table 4.12-2, the study intersections are all currently  
 13 operating at an acceptable LOS. However, the worst approach of the side-street-stop controlled  
 14 Carmel Valley Road & Valley Greens Drive operates at LOS E during the Sunday Midday peak  
 15 hour and LOS F during the Weekday P.M. and Friday P.M. peak hours. As described in Impact  
 16 TRANS-2, the traffic estimates show that typical daily operations associated with the proposed  
 17 Project would generate 496 total weekday vehicle trips with 33 Weekday A.M. peak hour trips  
 18 and 72 Weekday P.M. peak hour trips. During special events, the traffic estimates show that 500  
 19 new daily trips, 107 Friday P.M. peak hour trips, and 107 Sunday Midday peak hour trips would  
 20 be added.

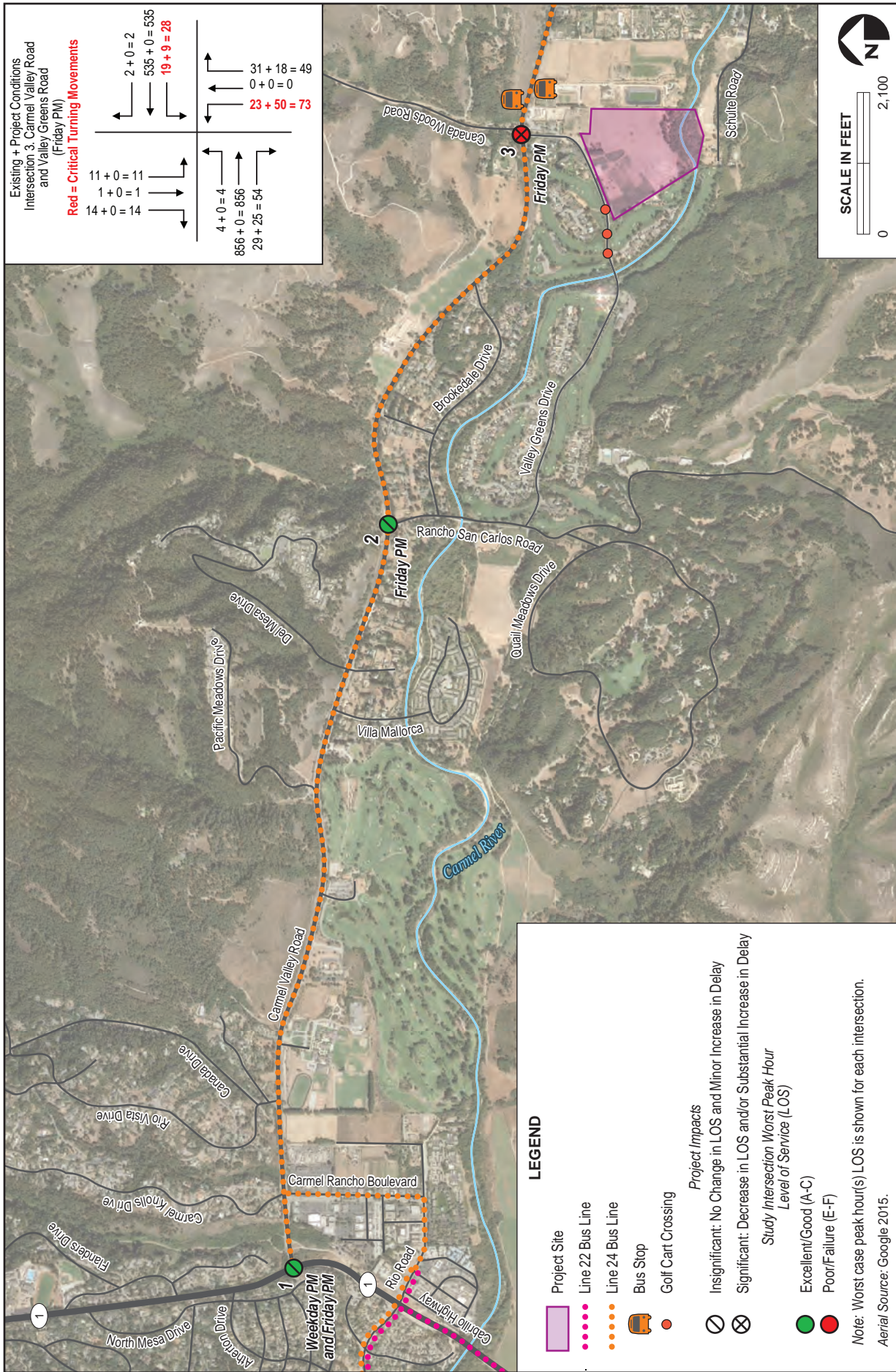
1 **Table 4.12-9. Intersection Levels of Service Existing and Existing Plus Special**  
 2 **Event Operations**

Intersection Number	Intersection	Peak Hour	Existing		Existing Plus Typical Daily Operations		Existing Plus Special Events	
			Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
1	Carmel Valley Rd. & Highway 1	Friday P.M.	26.6	C	27.6	C	28.6	C
		Sunday MIDDAY	12.9	B	-	-	13.6	B
2	Carmel Valley Rd. & Rancho San Carlos Rd.	Friday P.M.	10.6	B	10.8	B	10.8	B
		Sunday MIDDAY	6.7	A	-	-	6.7	A
3	Carmel Valley Rd. & Valley Greens Dr.	Friday P.M.	3.7 (85.6)	A (F)	16.0 (>200)	B (F)	<b>37.6</b> <b>(&gt;200)</b>	<b>E</b> <b>(F)</b>
		Sunday MIDDAY	1.7 (38.9)	A (E)	-	-	18.3 (>200)	C (F)

3 Note: HCM 2010 average control delay in second per vehicle; for side-street-stop controlled  
 4 intersections the worst approach's delay is reported in parenthesis next to the overall intersection  
 5 delay. Unacceptable operations are shown in **bold**.  
 6 Source: Central Coast Transportation Consulting 2014.

7 Intersection operations during the Weekday A.M. and Weekday P.M. are identical to those  
 8 described for Impact TRANS-2 and shown in Table 4.12-8 as special events would not add  
 9 additional trips during weekdays (refer to Section 4.12.4.2, *Impact Assessment Methodology*). The  
 10 Existing Plus Special Events conditions analysis found that during special events under the  
 11 proposed Project the intersections of Carmel Valley Road & Highway 1 and Carmel Valley Road  
 12 & Rancho San Carlos Road would operate acceptably at LOS C or better during the Friday P.M.  
 13 and Sunday MIDDAY peak hours. However, the intersection of Carmel Valley Road & Valley  
 14 Greens Drive would experience a decrease from LOS A to LOS E during the Friday P.M. peak  
 15 hour. This decrease in LOS results from the addition 50 left turn trips onto Carmel Valley Road  
 16 from vehicles traveling northbound on Valley Greens Drive. The peak hour signal warrant would  
 17 be met under the Friday P.M. peak hour as well as the Sunday MIDDAY peak hour.

18 Acceptable operations could be achieved at the Carmel Valley Road & Valley Greens Drive  
 19 intersection with the installation of a traffic signal. Alternatively, the addition of a single lane  
 20 roundabout would also achieve acceptable operations at this intersection, which would operate  
 21 at LOS C or better during all peak hours with these improvements. However, neither a signal nor  
 22 a roundabout at this intersection is a planned and funded project. Consequently, either of these  
 23 improvements would require an amendment to the RTIP. Until a signal or a roundabout is added  
 24 to the RTIP and installed at this intersection the operational deficiencies could be addressed by  
 25 prohibiting northbound left turns and through movements at the Carmel Valley Road & Valley  
 26 Greens Drive intersection during special events. This would shift westbound traffic to the



**FIGURE 4.12-2**

**Project Impacts to Intersection Operations During Special Events**

1 signalized Carmel Valley Road & Rancho San Carlos Road intersection, which would continue to  
2 operate at LOS B with the redirected traffic. This detour would add less than 0.5 miles of travel  
3 distance for special event traffic and other local traffic destined to the west. However, it may  
4 require that the Applicant enter into an agreement permitting Project's use of the portions of  
5 Valley Greens Drive and Rancho San Carlos Road, which are private roads in the vicinity of the  
6 Project site. If an agreement cannot be reached regarding the private road, acceptable operations  
7 could be achieved at this intersection by having a licensed traffic monitor (i.e., California  
8 Highway Patrol [CHP] monitor) direct traffic at this intersection during special events.  
9 Consequently, with the implementation of any of these measures, including the long-term  
10 installation of a traffic signal or roundabout, Project-related impacts to this intersection would be  
11 *less than significant with mitigation.*

## 12 Mitigation Measures

13 To reduce Project-related transportation impacts associated with intersection operations at  
14 Carmel Valley Road & Valley Greens Drive, the following mitigation measures would be  
15 implemented:

16 **MM TRANS-3a.** Until the RTIP is amended and a traffic signal or roundabout is installed at the  
17 intersection of Carmel Valley Road & Valley Greens Drive consistent with MM  
18 TRANS-3b, the Applicant shall either: (1) seek agreements with private road  
19 holders to provide right-in/right-out/left-in access only during special events  
20 at the intersection of Carmel Valley Road & Valley Greens Drive (these turn  
21 restriction would shift traffic destined to the west to the signalized Carmel  
22 Valley Road & Rancho San Carlos Road intersection, which would continue to  
23 operate at LOS B with the shifted traffic); or (2) provide a licensed traffic  
24 monitor to direct traffic and manage traffic at the Carmel Valley Road & Valley  
25 Greens Drive intersection during special events.

26 **Plan Requirements and Timing.** If agreements with private road holders can  
27 be reached the Applicant shall include all special event turning restrictions on  
28 the final design plans. Additionally, the Applicant shall provide pro rata funds  
29 for appropriate signage prohibiting left turns at the intersection of Carmel  
30 Valley Road & Valley Greens Drive in order to clearly communicate turning  
31 restrictions to event attendees. If agreements cannot be reached with private  
32 road holders the Applicant shall demonstrate to County that a licensed traffic  
33 monitor has been secured at least one week prior to the date of a special event  
34 at the Project site.

35 **Monitoring.** If agreements with private road holders can be reached, prior to  
36 the issuance of a grading and/or building permit, Monterey County shall  
37 verify that turning restrictions have been included in the final design plans.  
38 Additionally, Monterey County shall verify that appropriate funds have been  
39 provided, as applicable. If agreements cannot be reached, Monterey County

1 shall verify that a licensed traffic monitor has been secured at least one week  
2 prior to the date of a special event at the Project site.

3 **MM TRANS-3b.** Following amendment of the RTIP, in-lieu of enforcing turning restrictions or  
4 providing a traffic monitor during special events, the Applicant shall  
5 contribute pro rata funds to Caltrans to modify the intersection at Carmel  
6 Valley Road & Valley Greens Drive. The funded improvements shall include  
7 either a traffic signal or a roundabout constructed per Monterey County design  
8 standards, which could accommodate trucks including RVs.

9 **Plan Requirements and Timing.** Following amendment of the RTIP, the  
10 Applicant shall submit the pro rata funds to Caltrans.

11 **Monitoring.** Monterey County shall verify that appropriate funds have been  
12 provided, as applicable, before relieving the Applicant of responsibility for  
13 enforcing turning restrictions or providing a licensed traffic monitor during  
14 special events.

15 **MM TRANS-3c.** The Applicant shall develop a traffic management plan for special events and  
16 provide it to the Monterey County Public Works Department for review and  
17 approval prior to the issuance of a grading and/or building permit. At a  
18 minimum this plan should include appropriate signage directing westbound  
19 special event traffic to Rancho San Carlos Drive or a licensed traffic monitor  
20 during special events consistent with MM TRANS-3a.

21 **Plan Requirements and Timing.** The Applicant shall provide a traffic  
22 management plan for special events to Monterey County prior to the issuance  
23 of a grading and/or building permit.

24 **Monitoring.** Monterey County shall inspect the Project site during special  
25 events at least twice annually to ensure that all traffic management plan  
26 requirements are being enforced.

27 **Impact TRANS-4. Operation of the proposed Project would result in increases in traffic on**  
28 **vicinity roadway segments (Significant and unavoidable, Class I).**

29 The segment of Carmel Valley Road from Schulte Road to Rancho San Carlos Road would remain  
30 below the CVMP ADT threshold (see Table 4.12-10). The eastbound direction operates at LOS E  
31 during the Weekday P.M. and Friday P.M. peak hours, and the westbound direction operates at  
32 LOS E during the Weekday A.M. peak hour. The proposed Project would add trips along this  
33 road segment during the Weekday A.M. and Weekend P.M. peak hours as a result of typical daily  
34 operations. Further, the proposed Project would add trips along this road segment during the  
35 Friday P.M. and Sunday Midday peak hour as a result of special events. However, the addition  
36 of Project traffic, including special event traffic, would not change the LOS along the studied

1 roadway segments. Therefore Project-related impacts to this segment would be *less than*  
 2 *significant*.

3 There is no CVMP ADT threshold for the multilane segment of Highway 1 from Ocean Avenue  
 4 to Carmel Valley Road, however, this southbound segment currently operates at an unacceptable  
 5 LOS F during the Weekday A.M., Weekday P.M., and Friday P.M. peak hours and LOS E during  
 6 the Sunday Midday peak hour (see Table 4.12-10). Implementation of the proposed Project would  
 7 add additional trips to this segment as a result of typical daily operations during the weekdays  
 8 and special events between Friday and Sunday and would therefore exacerbate this condition.  
 9 Consequently implementation of the proposed Project would result in impacts that are *significant*  
 10 *and unavoidable*. An acceptable LOS could be achieved by widening this segment of Highway 1;  
 11 however, this is not included as a programmed and planned regional transportation project and  
 12 is not considered a feasible improvement.

13 **Table 4.12-10. Existing and Existing Plus Project Segment Analysis**

Intersection	CVMP ADT	Peak Hour	Existing Conditions			Existing Plus Project		
Multilane Segment			ADT	NB LOS	SB LOS	ADT	NB LOS	SB LOS
Highway 1 Ocean Ave. to Carmel Valley Rd.	N/A	Weekday A.M.	39,866	C	F	40,166	C	F
		Weekday P.M.		C	F		C	F
		Friday P.M.		C	F		C	F
		Sunday Midday		B	E		B	E
Two-Lane Segment			ADT	EB LOS	WB LOS	ADT	EB LOS	WB LOS
Carmel Valley Rd. Schulte Rd. to Rancho San Carlos Rd.	16,340	Weekday A.M.	15,600	C	E	16,075	D	E
		Weekday P.M.		E	D		E	D
		Friday P.M.		E	D		E	D
		Sunday Midday		D	D		D	D

14 Notes:  
 15 NB – Northbound; SB – Southbound; EB – Eastbound; WB – Westbound  
 16 **Bold** indicates CVMP (2010) threshold that has been exceeded.  
 17 Source: Central Coast Transportation Consulting 2014.

18 **Mitigation Measures**

19 No mitigation measures required.

20 **Impact TRANS-5. Operation of the proposed Project would result in increased parking**  
 21 **demand and additional onsite traffic at the Project site (Less than**  
 22 **significant with mitigation, Class II).**

1 On-site circulation deficiencies would occur if the Project designs fail to meet appropriate  
2 standards, fail to provide adequate truck access, or would result in hazardous conditions. The  
3 proposed site plan is shown on Figure 2-1 (refer to Section 2, *Project Overview*). The Project  
4 proposes 169 general parking spaces in addition to a 15-space lot for members and staff. An  
5 unpaved overflow area would serve up to 70 RVs or as general overflow parking when RVs are  
6 not present. The parking plan has been reviewed by the County and tentatively approved. The  
7 parking supply is adequate for the maximum event size of 250 people and no street parking is  
8 proposed or would be required as a result of Project implementation. Consequently, impacts  
9 associated with onsite parking would be *less than significant*.

10 Appendix B of the County's Guide for the Preparation of Traffic Impact Studies includes  
11 guidelines for the installation of left turn lanes on two-lane roads like Valley Greens Drive. The  
12 need for a left turn lane is identified based on the forecast average annual daily traffic (AADT)  
13 volumes on the major street in combination with the peak hour turning volumes to the minor  
14 street. The 2012 AADT on Valley Greens Drive was 1,300 vehicles. The addition of typical  
15 weekday Project traffic will increase the AADT to 1,796 vehicles. The inbound left turning traffic  
16 is highest during the Weekday A.M. peak hour, with 37 inbound left turns. This combination of  
17 volumes indicates that left turn channelization is required. However, this impact could be  
18 avoided by restricting classes to start outside of the Weekday A.M. and Weekday P.M. peak hours  
19 (i.e., beginning after 9:30 A.M.) Impacts associated with site access and on-site circulation would  
20 be *less than significant with mitigation*.

## 21 Mitigation Measures

22 The following mitigations would be required to reduce impacts to site access and on-site  
23 circulation:

24 **MM TRANS-5.** The Applicant shall schedule classes to avoid the Weekday A.M. and Weekday  
25 P.M. peak hours. Classes shall not start before 9:30 A.M.

26 **Plan Requirements and Timing.** The Applicant shall submit a tentative class  
27 schedule to Monterey County annually in order to demonstrate adherence to  
28 the required restrictions.

29 **Monitoring.** Monterey County shall review the tentative class schedule  
30 annually to confirm that the Applicant has restricted its classes to start after  
31 9:30 A.M.

32 **Impact TRANS-6. Operation of the proposed Project would result in minor impacts to**  
33 **bicycle and public transit facilities (Less than significant, Class III).**

34 Under the implementation of the proposed Project, special events would result in impacts to  
35 intersection operations during the Friday P.M. peak hour at Carmel Valley Road & Valley Greens  
36 Drive (refer to Impact TRANS-3). These impacts could have minor secondary impacts on public  
37 transit and bicycle facilities along Carmel Valley Road. Additionally, traffic along Valley Greens



1 Drive may have secondary impacts on bicyclists' use of the wide shoulder adjacent to the Project  
2 area. The MST provides fixed route transit service to the Project site. Route 24 serves Highway 1  
3 and Carmel Valley Road from Monterey through Carmel Valley. Stops within the vicinity of the  
4 Project site are located along Carmel Valley Road from Rio Vista Drive to Rippling River. Route  
5 24 provides hourly service (Central Coast Transportation Consulting 2014). However, bus  
6 headways would likely experience only negligible changes as an unacceptable LOS would only  
7 be reached at this intersection during the Friday P.M. peak hour. Additionally, as Carmel Valley  
8 Road & Valley Greens Drive is side-street-stop controlled, a decrease in intersection operation  
9 during the Friday P.M. peak hour would not impact bicyclists traveling east-west along Carmel  
10 Valley Road. Further, as all parking, including special event parking, associated with the  
11 proposed Project would be contained within the Project site, Project implementation would not  
12 impact cyclists' use of the wide shoulders along Valley Greens Drive. Therefore, implementation  
13 of the proposed Project would result in impacts that are *less than significant*.

#### 14 Mitigation Measures

15 No mitigation measures required.

16 **Impact TRANS-7. Operation of the proposed Project would result in hazardous conditions**  
17 **associated with unprotected left turns, particularly during special events**  
18 **(Less than significant with mitigation, Class II).**

19 As described in Section 2.2.3, *Events*, up to 24 days of events would be hosted at the Project site  
20 annually with a maximum of 250 people (including vendors, caterers, and event staff) and up to  
21 300 dogs onsite during the largest events. Further, space for up to 70 RVs would be made available  
22 on grass within the Project site during these events. RVs would be registered in advance,  
23 including prospective arrival and departure schedules and would not be permitted in and out  
24 privileges once parked. Events would generally occur Friday through Sunday although  
25 occasional events may occur during the week.

26 Event participants, including RVs, would be directed to access the Project site via the Valley  
27 Greens Drive intersection with Carmel Valley Road, which is a side-street-stop controlled  
28 intersection. This intersection also includes an improved right turn lane from the eastbound lane  
29 of Carmel Valley Road and a left turn lane from westbound Carmel Valley Road. The majority of  
30 traffic would access the site traveling eastbound on Valley Greens Drive and turning south of  
31 Valley Greens Drive. After turning onto Valley Greens Drive incoming traffic would then access  
32 the site itself by turning left off of Valley Greens Drive into an improved entrance area designed  
33 to allow traffic to fully clear the roadway before entering the newly proposed controlled access  
34 gate. Although the majority of incoming traffic would be traveling eastbound on Carmel Valley  
35 Road, between seven and 10 trips headed westbound on Carmel Valley Road and turning left on  
36 Valley Greens Drive would be added during the peak traffic hours. This turning movement could  
37 introduce hazardous conditions with motor homes, reaching up to 45 feet in length (Class A  
38 motor home) and potentially towing trailers or another vehicle, navigating an unprotected left

1 hand turn across Carmel Valley Road. However, the line of sight for this turning movement is  
2 more than 700 feet, which is considered safe for a vehicle of this size.

3 To address identified potential traffic issues during special events turning restrictions would be  
4 enforced or a licensed traffic monitor would be present to direct traffic, consistent with MM  
5 TRANS-3a. This would minimize potential impacts to Carmel Valley Road during special  
6 operations. However, during typical daily operations, event staff and traffic control personnel  
7 would not be staffed at the Project site and vehicles could make left turns from Valley Greens  
8 Drive onto Carmel Valley Road. The posted speed limited within the vicinity on this unprotected  
9 left hand turn is 50 mph with a reduce line of sight; however, no RVs would be permitted at the  
10 Project site during non-event days, and Class C passenger vehicles would be able to more safely  
11 navigate this unprotected turn. Therefore, within the implementation of MM TRANS-7, impacts  
12 associated with introduced traffic hazardous would be *less than significant with mitigation*.

### 13 Mitigation Measures

14 **MM TRANS-7.** The Applicant shall fund the installation of no parking signs prohibiting  
15 parking on the south side of Valley Greens Drive for 100 feet east and west of  
16 the Project driveway to maintain clear sight lines.

17 **Plan Requirements and Timing.** The Applicant shall provide funds Caltrans  
18 for the installation of no parking signs on the south side of Valley Greens Drive  
19 prior to the issuance of a grading and/or building permit. The Monterey  
20 County Public Works Department would take this to the Board of Supervisors  
21 for approval prior to installation.

22 **Monitoring.** Prior to the issuance of a grading and/or building permit,  
23 Monterey County shall verify that the appropriate funds have been provided.

24 **Impact TRANS-8. Operation of the proposed Project would result in minor impacts**  
25 **associated with emergency access (Less than significant, Class III).**

26 As described in Impact HAZ-2, during major wildfires or other emergencies, the Project-related  
27 traffic from typical daily operations and special events would add vehicles to evacuation routes  
28 along Carmel Valley Road and Highway 1. An emergency exit on the northeast corner of the site  
29 accessing Carmel Valley Road through a private driveway would also be available to vehicles if  
30 an evacuation where to occur.

31 The proposed Project would not result in changes to the road structure. Emergency vehicles from  
32 the nearest responding stations would access the site via Carmel Valley Road and Valley Greens  
33 Drive. It is not anticipated that emergency response vehicles would use Rancho San Carlos Road  
34 to access the Project vicinity (Priolo 2014). Guests and event patrons evacuating the Project site  
35 would use the nearest major evacuation routes, which would be Carmel Valley Road and Valley  
36 Greens Drive. Implementation of the Project would not interfere with Monterey County's

1 Emergency Operations Plan, or any other relevant emergency plan. Therefore, impacts associated  
2 with emergency access would be *less than significant*.

### 3 Mitigation Measures

4 No mitigation measures required.

#### 5 **4.12.4.4 Cumulative Impacts**

6 **Impact TRANS-9. Typical daily operations associated with the proposed Project would**  
7 **result in a substantial contribution to cumulatively significant increases**  
8 **in traffic at vicinity intersections (Significant and unavoidable, Class I).**

9 As previously described, cumulative traffic volume forecasts were developed using the 2014  
10 AMBAG RTDM and the 2007 CVMP traffic study. The CVMP traffic study forecasts travel based  
11 on a detailed review of potential land use intensities within Carmel Valley, while the RTDM is by  
12 nature focused more on regional travel patterns. The CVMP traffic study forecasts substantially  
13 more growth along the Carmel Valley Road corridor than the RTDM, which shows future traffic  
14 levels within five percent of year 2010 levels. These traffic increases flow to Highway 1, again  
15 resulting in significantly higher volumes than those projected in the RTDM. The CVMP traffic  
16 study forecasts were given precedence over the RTDM forecasts due to the local nature of those  
17 forecasting efforts. The result of this approach is a more conservative analysis.

18 As shown below in Table 4.12-11 Carmel Valley Road & Highway 1 would operate acceptably at  
19 LOS C or better under Cumulative and Cumulative Plus Typical Daily Operations conditions  
20 during all peak hours. Carmel Valley Road & Rancho San Carlos Road would operate at LOC C  
21 or better during Weekday P.M. and Friday P.M. peak hours under Cumulative and Cumulative  
22 Plus Typical Daily Operations conditions. However, the Weekday A.M. peak hour would  
23 decrease from LOS A under existing conditions to LOS D during the Weekday A.M. peak hour  
24 under Cumulative and Cumulative Plus Typical Daily Operations conditions. Consequently,  
25 implementation of the proposed Project would result in a substantial contribution to cumulative  
26 impacts at this intersection as result of typical daily operations. While adding a second  
27 westbound through lane would improve operations to LOS B, this project is not included on the  
28 Carmel Valley Road Improvement List, and therefore this impact would be *significant and*  
29 *unavoidable*.

30 Carmel Valley Road & Valley Greens Drive would operate at LOS D or better under Cumulative  
31 conditions, with the addition of typical daily Project traffic worsening operations to LOS E or  
32 worse under Cumulative Plus Typical Daily Operations conditions. The signal warrant would be  
33 met with the implementation of the proposed Project during all peak hours. Consequently,  
34 implementation of the proposed Project would result in a substantial contribution to cumulative  
35 impacts at this intersection as a result of typical daily operations. Similar to Existing Plus Typical  
36 Daily Operations conditions described for Impact TRANS-2, implementation of MM TRANS-3a  
37 would improve operations at Carmel Valley Road & Valley Greens Drive under Cumulative Plus  
38 Typical Daily Operations conditions. However, Project-related traffic would still represent a

1 substantial contribution to cumulative significant impact. Until a traffic signal or roundabout is  
 2 installed at this intersection (refer to MM TRANS-3b) this impact would continue to be *significant*  
 3 *and unavoidable*.

4 **Table 4.12-11. Intersection Levels of Service Cumulative and Cumulative Plus**  
 5 **Typical Daily Operations**

Intersection Number	Intersection	Peak Hour	Existing		Cumulative		Cumulative Plus Typical Daily Operations	
			Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
1	Carmel Valley Rd. & Highway 1	Weekday A.M.	10.9	B	21.5	C	22.3	C
		Weekday P.M.	21.6	C	18.9	B	19.5	B
		Friday P.M.	26.6	C	21.1	C	22.2	C
2	Carmel Valley Rd. & Rancho San Carlos Rd.	Weekday A.M.	9.2	A	<b>49.8</b>	<b>D</b>	<b>53.9</b>	<b>D</b>
		Weekday P.M.	12.3	B	26.7	C	29.1	C
		Friday P.M.	10.6	B	22.8	C	25.3	C
3	Carmel Valley Rd. & Valley Greens Dr.	Weekday A.M.	1.1 (21.9)	A (C)	<b>6.3</b> ( <b>&gt;200</b> )	<b>A</b> ( <b>F</b> )	<b>47.5</b> ( <b>&gt;200</b> )	<b>E</b> ( <b>F</b> )
		Weekday P.M.	3.5 (51.8)	A (F)	<b>30.1</b> ( <b>&gt;200</b> )	<b>D</b> ( <b>F</b> )	<b>76.0</b> ( <b>&gt;200</b> )	<b>F</b> ( <b>F</b> )
		Friday P.M.	3.7 (85.6)	A (F)	<b>23.1</b> ( <b>&gt;200</b> )	<b>C</b> ( <b>F</b> )	<b>163.3</b>	<b>F</b> ( <b>F</b> )

6 Note: HCM 2010 average control delay in second per vehicle; for side-street-stop controlled  
 7 intersections the worst approach's delay is reported in parenthesis next to the overall intersection  
 8 delay.

9 Source: Central Coast Transportation Consulting 2014.

10 **Mitigation Measures**

11 MMs TRANS-3a and -3b would apply.

12 **Impacts TRANS-10. Special events associated with the proposed Project would result in a**  
 13 **substantial contribution to cumulatively significant increases in traffic at**  
 14 **vicinity intersections (Significant and unavoidable, Class I).**

15 As shown below in Table 4.12-12 Carmel Valley Road & Highway 1 as well as Carmel Valley  
 16 Road & Rancho San Carlos Road would operate acceptably at LOS C or better under Cumulative  
 17 and Cumulative Plus Special Events conditions in all peak hours. However, Carmel Valley Road  
 18 & Valley Greens Drive would operate at LOS C or better under Cumulative conditions, with the

1 addition of special event Project traffic worsening operations to LOS F under Cumulative Plus  
 2 Special Events conditions. Consequently, implementation of the proposed Project would result  
 3 in a substantial contribution to cumulative impacts at this intersection as a result of special event  
 4 traffic. Similar to Existing Plus Typical Daily Operations conditions described for Impact TRANS-  
 5 2, implementation of MM TRANS-3a would improve operations at Carmel Valley Road & Valley  
 6 Greens Drive under Cumulative Plus Special Events conditions. However, Project-related special  
 7 event traffic would still represent a substantial contribution to cumulative significant impact.

8 Until a traffic signal or roundabout is installed at this intersection (refer to MM TRANS-3b) this  
 9 impact would continue to be *significant and unavoidable*.

10 **Table 4.12-12. Intersection Levels of Service Cumulative and Cumulative Plus**  
 11 **Special Events**

Intersection Number	Intersection	Peak Hour	Existing		Cumulative		Cumulative Plus Special Events	
			Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
1	Carmel Valley Rd. & Highway 1	Friday P.M.	26.6	C	21.1	C	22.2	C
		Sunday Midday	12.9	B	12.5	B	13.0	B
2	Carmel Valley Rd. & Rancho San Carlos Rd.	Friday P.M.	10.6	B	22.8	C	25.3	C
		Sunday Midday	6.7	A	8.2	A	8.8	A
3	Carmel Valley Rd. & Valley Greens Dr.	Friday P.M.	3.7 (85.6)	A (F)	<b>23.1</b> <b>(&gt;200)</b>	<b>C</b> <b>(F)</b>	<b>163.3</b>	<b>F</b> <b>(F)</b>
		Sunday Midday	1.7 (38.9)	A (E)	<b>6.9</b> <b>(&gt;200)</b>	<b>A</b> <b>(F)</b>	<b>100.1</b>	<b>F</b> <b>(F)</b>

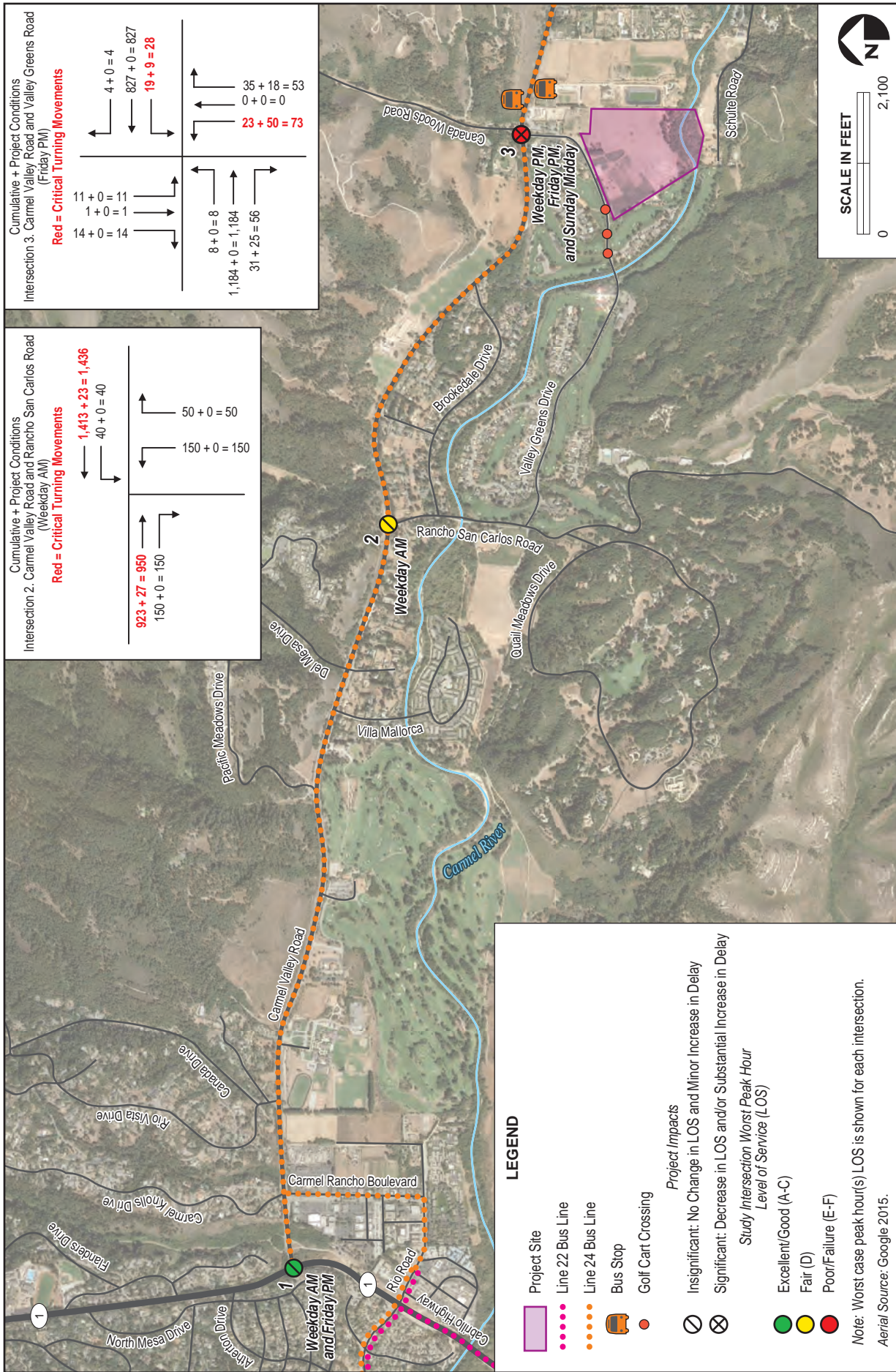
12 Note: HCM 2010 average control delay in second per vehicle; for side-street-stop controlled  
 13 intersections the worst approach's delay is reported in parenthesis next to the overall intersection  
 14 delay.

15 Source: Central Coast Transportation Consulting 2014.

16 Mitigation Measures

17 MMs TRANS-3a and -3b would apply.

18 **Impact TRANS-11. Operation of the proposed Project would result in a substantial**  
 19 **contribution to cumulatively significant increases in traffic on vicinity**  
 20 **roadway segments (Significant and unavoidable, Class I).**



**FIGURE 4.12-3**

**Cumulative Impacts to Intersection Operations During Typical Daily Operations and Special Events**

1 Road Segment Conditions

2 The northbound segment of Highway 1 between Ocean Avenue and Carmel Valley Road would  
 3 operate at LOS D under both Cumulative and Cumulative Plus Project conditions during the  
 4 Weekday A.M. peak hour. The southbound direction would operate at LOS F during all peak  
 5 hours. Implementation of the proposed Project would add additional trips to this segment as a  
 6 result of typical daily operations during the weekdays and special events between Friday and  
 7 Sunday and would therefore exacerbate this condition resulting in a substantial contribution to  
 8 cumulative impacts to this roadway segment. Widening this segment would provide acceptable  
 9 operations, but is not considered feasible and therefore, this impact would be *significant and*  
 10 *unavoidable*.

11 **Table 4.12-13. Cumulative and Cumulative Plus Project Segment Analysis**

Intersection	Peak Hour	Existing Conditions		Cumulative		Cumulative Plus Project	
		NB LOS	SB LOS	NB LOS	SB LOS	NB LOS	SB LOS
<b>Multilane Segment</b>		<b>NB LOS</b>	<b>SB LOS</b>	<b>NB LOS</b>	<b>SB LOS</b>	<b>NB LOS</b>	<b>SB LOS</b>
Highway 1 Ocean Ave. to Carmel Valley Rd.	Weekday A.M.	C	<b>F</b>	<b>D</b>	<b>F</b>	<b>D</b>	<b>F</b>
	Weekday P.M.	C	<b>F</b>	C	<b>F</b>	C	<b>F</b>
	Friday P.M.	C	<b>F</b>	C	<b>F</b>	C	<b>F</b>
	Sunday MIDDAY	B	<b>E</b>	C	<b>F</b>	C	<b>F</b>
<b>Two-Lane Segment</b>		<b>EB LOS</b>	<b>WB LOS</b>	<b>NB LOS</b>	<b>SB LOS</b>	<b>EB LOS</b>	<b>WB LOS</b>
Carmel Valley Rd. Schulte Rd. to Rancho San Carlos Rd.	Weekday A.M.	C	<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
	Weekday P.M.	<b>E</b>	D	<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
	Friday P.M.	<b>E</b>	D	<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
	Sunday MIDDAY	D	D	D	<b>E</b>	D	<b>E</b>

12 Note: **Bold** indicates CVMP (2010) threshold that has been exceeded.

13 Source: Central Coast Transportation Consulting 2014.

14 The segment of Carmel Valley Road between Schulte Road and Rancho San Carlos Road is  
 15 forecast to operate at LOS D for the eastbound Sunday MIDDAY peak hour, and LOS E for all other  
 16 peak hours during both Cumulative and Cumulative Plus Project conditions. The addition of  
 17 typical daily operations and special event Project traffic would degrade intersection operation to  
 18 an unacceptable level when compared to existing conditions and the CVMP ADT threshold  
 19 would be exceeded (see Table 4.12-14). Consequently, implementation of the proposed Project  
 20 would result in a substantial contribution to cumulative impacts to this roadway segment.  
 21 Segment widening would be necessary to achieve acceptable operations, but is not included in  
 22 the Carmel Valley Road Improvement List and therefore this impact would be *significant and*  
 23 *unavoidable*.

1 **Table 4.12-14. Existing and Existing Plus Project Segment Analysis**

Intersection	CVMP ADT Threshold	Existing Conditions	Cumulative ADT	Cumulative Plus Project ADT
Highway 1 Ocean Ave. to Carmel Valley Rd.	N/A	39,866	46,500	46,800
Carmel Valley Rd. Schulte Rd. to Rancho San Carlos Rd.	16,340	15,600	<b>21,600</b>	<b>21,950</b>

2 Note: **Bold** indicates CVMP (2010) threshold that has been exceeded.

3 Source: Central Coast Transportation Consulting 2014.

4 **Mitigation Measures**

5 No mitigation measures required.

6 **Impact TRANS-12 Operation of the proposed Project would not result in a substantial**  
7 **contribution to cumulatively significant increases in on-street parking**  
8 **demand during special operations (Less than significant, Class III).**

9 As described in Section 4.12.2.3, *Local Event Traffic*, a number of discrete large events occur within  
10 the Project area, which can result in large numbers of vehicles on the road and associated traffic  
11 delays. While special operations at the Project site may contribute to an increase in vehicles in the  
12 vicinity of the Project site (refer to Impact TRANS-3), all event related traffic associated with the  
13 proposed Project would be accommodated at the Project site (refer to Impact TRANS-5), unlike  
14 other events which often result in street parking along Valley Greens Drive. Therefore, the  
15 proposed Project would not result in a substantial contribution to cumulatively significant  
16 increases in on-street parking demand during special operations.

17 **Mitigation Measures**

18 No mitigation measures required.

19 **4.12.4.5 Residual Impacts**

20 As no export of fill is proposed, residual impacts of increased traffic to the Project area for phased,  
21 four-month Project construction period would be temporary and less than significant.  
22 Additionally, impacts to traffic associated with typical daily operations of the proposed Project  
23 would be less than significant and impacts to traffic associated with special events would be  
24 considered less than significant with mitigation. However, the proposed Project would contribute  
25 to significant increases in traffic on Highway 1 from Ocean Avenue to Carmel Valley Road, which  
26 currently operates at an unacceptable LOS in the southbound direction. The operation of the  
27 proposed Project would also result in a substantial contribution to cumulatively significant  
28 increases in traffic along the segment of Highway 1 between Ocean Avenue and Carmel Valley  
29 Road as well as the segment of Carmel Valley Road between Schulte Road and Rancho San Carlos  
30 Road. Further, the addition of Project-related traffic would result in a substantial contribution to



- 1 cumulatively significant impacts at Carmel Valley Road & Rancho San Carlos Road as well as
- 2 Carmel Valley Road & Valley Greens Drive.

## Section 4.14 Effects Found not to be Significant

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California Environmental Quality Act (CEQA) Guidelines Section 15128 requires a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Environmental Impact Report (EIR).

During the scoping process for this EIR and the Initial Study/Mitigated Negative Declaration (IS/MND), it was determined that the proposed Project would have *no impact* on: Mineral Resources and Population and Housing. These resources and their significance CEQA Guidelines Appendix G thresholds are briefly described below.

### 4.14.1 Mineral Resources

According to CEQA Guidelines Appendix G, a project would have a significant impact on Mineral Resources if the project:

- Results in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- Results 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.

The Project site is not within an area designated by the State for locally important mineral resources and is not used for mineral resource production. The only mineral resources historically produced from Monterey County, including from a historic mine of the Project site, are: sand and gravel resources for construction; diatomite, clay, quartz and dimension stone for industrial materials; and metallic minerals, such as chromite, placer gold, manganese, mercury, platinum and silver (Monterey County 2007). Mineral resources present on the Project site have not been mapped and there is no reason to believe the site contains unusual or outstanding mineral resources. The proposed Project does not propose a high degree of ground disturbance, and any potential mineral resources on the site would remain undisturbed for the lifetime of the Project. Therefore, *no impacts* to mineral resources are anticipated from the proposed Project.

### 4.14.2 Population and Housing Resources

According to CEQA Guidelines Appendix G, a project would have a significant impact on Population and Housing Resources if the project:

- Induces substantial population growth in an area, either directly or indirectly;

- 1       • Displaces substantial numbers of existing housing, necessitating the construction of  
2       replacement housing elsewhere; or
- 3       • Displaces substantial numbers of people, necessitating the construction of replacement  
4       housing elsewhere.

5       The proposed Project would consist of agricultural use, recreational-commercial canine training,  
6       and event facilities serving both private membership and public use. The Project does not  
7       propose any new residential or housing, and construction would require two to eight  
8       employees working Monday through Friday from 8:00 A.M. to 4:30 P.M. Employees that are  
9       required for construction and operation are anticipated to be drawn from the existing labor  
10      force in the region and would not require individuals to relocate to the area increasing  
11      population and demand for housing. The Project is proposed to have eight full-time employees  
12      for operation, with occasionally up to 30 part-time staff during special events and during certain  
13      agricultural operations such as harvest or planting. Sourcing of this labor is anticipated to be  
14      from the existing population in the region and the creation of eight full-time jobs is not  
15      anticipated to result in significant socio-economic effects upon housing in the region; therefore,  
16      there would be *no impacts* to population and housing resources from the proposed Project.

## Consistency with Plans and Policies

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2

3 The following discussion of County policies and preliminary determinations regarding the  
4 consistency of the proposed Project with these policies is presented for informational purposes.  
5 Section 15125 (d) of the State CEQA Guidelines requires that an EIR “shall discuss any  
6 inconsistencies between the proposed Project and applicable general plans and regional plans.  
7 Such regional plans include, but are not limited to, the applicable air quality attainment or  
8 maintenance plan...and regional land use plans for the protection of the coastal zone, Lake  
9 Tahoe Basin, San Francisco Bay, and Santa Monica Mountains.” In this case, the adopted plans  
10 most relevant to the proposed Project are the County’s 2010 General Plan and the Carmel Valley  
11 Master Plan.

12 Procedurally, the County is the lead agency and final decision-maker (barring appeals), this  
13 analysis identifies the County’s adopted plans and policies with which the proposed Project  
14 may be potentially inconsistent. Where such inconsistencies are identified, to the extent feasible,  
15 the EIR identifies mitigation measures or alternatives to improve Project consistency with these  
16 policies. County decision-makers will make the final decision regarding consistency with  
17 applicable plans and policies.

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations**

Policy Requirement	Discussion
<b>AESTHETICS/VISUAL RESOURCES</b>	
<b><u>Monterey County General Plan (2010),</u></b>	
<b><u>Open Space Element</u></b>	
<p>The Monterey County General Plan, Conservation-Open Space Element (2010) guides the County in long-term conservation and preservation of open space and natural resources while protecting private property rights. The Conservation-Open Space element incorporates state-mandated requirements for conservation resources and also addresses scenic resources.</p>	
<p><b><i>Opens Space Goal OS-1:</i></b> Retain the character and natural beauty of Monterey County by preserving, conserving, and maintaining unique physical features, natural resources, and agricultural operations</p>	<p><b>Consistent.</b> The proposed Project would alter the agricultural character of the site with the development of modular facilities, parking areas, and member training areas; however, the size, scale and type of development would be consistent with the surrounding semi-rural character, given the site’s context within an area of low density commercial and residential development that includes the adjacent Quail Lodge, Baja Cantina Shopping Center, and residences on Poplar Lane and Lake Place. The proposed Project would not make any long-term irreversible changes to the physical features of the site. The site is predominantly level and alteration of landforms on the site would be minimal. The majority of the site would retain active agricultural operations, with the addition of the commercial canine recreation facility.</p>
<p><b><i>Open Space Policy OS-1.1:</i></b> Voluntary restrictions to the development potential of property located in designated visually sensitive areas shall be encouraged.</p>	<p><b>Consistent.</b> The Project site is located within a designated visually sensitive area within the Carmel Valley Master Plan. Distant views of the proposed Project would be slightly visible from Carmel Valley Road, a County proposed scenic route. Project components in the northern portion of the site closest to Carmel Valley Road include the stock and herding area, hayfield and herding area, and paths, all of which are low profile and would not be visually inconsistent in the existing agricultural landscape. The Project would be subject to County design review that would ensure consistency with the semi-rural aesthetic anticipated by residents and members of the public from vicinity roadways.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Open Space Policy OS-1.2:</b> Development in designated visually sensitive areas shall be subordinate to the natural features of the area</p> <p><b>Open Space Policy OS-1.9:</b> Development that protects and enhances the County’s scenic qualities shall be encouraged.</p> <p><b>Open Space Policy OS-1.10(f):</b> New commercial development and residential subdivisions shall mitigate significant adverse disruption of views from common viewing points on public trails through a variety of strategies including but not limited to the use of appropriate materials, scale, lighting and siting of development.</p> <p><b>Open Space Policy OS-1.12:</b> The significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting and siting of development</p> <p><b>Open Space Goal OS-5:</b> Conserve listed species, critical habitat, habitat and species protected in area plans; avoid, minimize and mitigate significant impacts to biological resources.</p> <p><b>Open Space Policy OS-5.5:</b> Landowners and developers shall be encouraged to preserve the integrity of existing terrain and natural vegetation in visually sensitive areas such as hillsides, ridges and watersheds.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Open Space Goal OS-1 and Policy OS-1.2, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Open Space Goal OS-1 and Policy OS-1.2, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Open Space Goal OS-1 and Policy OS-1.2, above. Distant views of the site vicinity may be visible from a few recreational trails; however, trails that may offer these distant views are privately owned and managed, and no public trails are located within the immediate vicinity of the Project site. Additionally, the site would predominantly remain in agriculture, so distant views would not be adversely affected.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Open Space Goal OS-1 and Policy OS-1.2, above.</p> <p><b>Consistent.</b> The Project area includes a portion of the Carmel River and associated wetlands, which is critical habitat and is known to contain a variety of listed species. Implementation of listed mitigation measures, including MM BIO-3, MM BIO-4, MM BIO-5a through 5c, MM BIO-6a and -6b which limit the amount of diverted water to the Project, require dogs to be on-leash outside of the deer exclusion fence area, preparation of a Habitat Management Plan, and measures to reduce the potential for bullfrogs within the irrigation pond, would reduce the level of impacts related to listed species, critical habitat, and species protected in area plans to levels that are less than significant.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Open Space Goal OS-1 and Policy OS-1.2, above.</p>
<p><b><u>Monterey County General Plan (2010), Land Use Element</u></b></p>	
<p><b>Land Use Goal LU-1:</b> Promote appropriate and orderly growth and development while protecting desirable existing land uses.</p>	<p><b>Consistent.</b> Review of the effectiveness of adaptive mitigation measures and Project components after the commencement of Project operations would allow the County to ensure new uses within the Project site are</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p><b>Land Use Policy LU-1.12:</b> All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. Criteria to guide the review and approval of exterior lighting shall be developed by the County in the form of enforceable design guidelines, which shall include but not be limited to guidelines for the direction of light, such as shields, where lighting is allowed.</p>	<p>compatible with surrounding uses. Further, the Project site is designed to be able to revert to allowable uses designated by the Zoning Ordinance and relevant general plan after the termination of Project uses. This would ensure the long term compatibility of the Project site with adjacent and nearby land uses.</p> <p><b>Consistent.</b> The facility would use minimal lighting consisting of down-lit path and security lighting. During normal operation, lighting would be turned off by 9 P.M. While the daily operational impact of nighttime lighting at the proposed Project would be limited, events that include overnight stays would add another nighttime light source generated from RV camping within the designated RV parking area, which would be visible from Valley Greens Drive. However, the Special Event Management Plan required by MM NO-3 would prohibit the use of RV external lighting, including but not limited to RV porch lights, after 9:00 P.M. The event monitor would be responsible for monitoring the use of external RV lighting within the RV parking area.</p>
<p><b>Carmel Valley Master Plan</b></p> <p>The Carmel Valley Master Plan aims to preserve the region's rural character and area's scenic and visual resources to avoid incompatible development and to encourage improvements and facilities that complement the region's natural scenic assets. The Project site is located within a visually sensitive area as designated by the Carmel Valley Master Plan.</p> <p><b>Goal 3:</b> To protect all natural resources with emphasis on biological communities, agricultural lands, the Carmel River and its riparian corridor, air quality and scenic resources.</p>	<p><b>Consistent.</b> The proposed Project would continue agricultural use on the majority of this non-agriculturally zoned site, adding a temporary, non-agricultural, recreation-commercial use that could provide a supplemental income stream to maintain or enhance agricultural viability for this site. Given overall trends towards conversion of agricultural lands to residential or other developed uses, the proposed Project's continuance of the site's agricultural uses would beneficially protect agricultural resources in the Carmel Valley.</p> <p>Implementation of listed mitigation measures, including MM BIO-3, MM BIO-4, MM BIO-5a</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p><b>Policy CV-1.1:</b> All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley's rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.</p> <p><b>Policy CV-1.9:</b> Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features</p> <p><b>Policy CV-2.15:</b> County Scenic Route status shall be sought for Carmel Valley Road.</p>	<p>through 5c, MM B10-6a and -6b which limit the amount of diverted water to the Project, require dogs to be on-leash outside of the deer exclusion fence area, preparation of a Habitat Management Plan, and measures to reduce the potential for bullfrogs within the irrigation pond, would reduce the level of impacts related biological communities and the Carmel River to less than significant. Air quality impacts would be negligible associated with construction and operation of the Project. Project components in the northern portion of the site closest to Carmel Valley Road include the stock and herding area, hayfield and herding area, and paths, all of which are low profile and would not be visually inconsistent in the existing agricultural landscape. The Project would be subject to County design review that would ensure consistency with the semi-rural aesthetic anticipated by residents and members of the public from vicinity roadways.</p> <p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan Goal 3, above.</p> <p><b>Consistent.</b> Project components in the northern portion of the site closest to Carmel Valley Road include the stock and herding area, hayfield and herding area, and paths, all of which are low profile and would not be visually inconsistent in the existing agricultural landscape. Proposed structures will be limited to four small modular buildings. The Project proposes visual screening consisting of a six-foot wooden fence and additional vegetation that would limit most views into the Project site. Vegetation would be used to screen sensitive property lines and shield facility buildings from view to reduce visual impacts.</p> <p><b>Consistent.</b> Project components in the northern portion of the site closest to Carmel Valley Road include the stock and herding area, hayfield and herding area, and paths, all of which are low profile and would not be visually inconsistent in the existing agricultural landscape. The Project would therefore not adversely affect the scenic quality of Carmel</p>



<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Policy CV-3.3:</b> Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, and such obstructions should be discouraged along both Carmel Valley Road and Laureles Grade Road. This policy applies to commercial and private parcels and to both developments and existing lots of record. The removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains shall be encouraged.</p> <p><b>Policy CV-3.5:</b> Signs should be low-keyed and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.</p> <p><b>Policy CV-3.8:</b> Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the river. Therefore, development shall not occur within the riparian corridor. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within the lot</p>	<p>Valley Road or its ability to be a designated County Scenic Route.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Policy CV-1.9 and Policy CV-40.1.1.1.</p> <p><b>Consistent.</b> The Project would include limited, low-profile signage at the site entrance that would not block views, cause visual clutter, or detract from the natural beauty.</p> <p><b>Consistent.</b> The Project area includes a portion of the Carmel River and associated riparian corridor, which would be available for recreational activities. No construction or structures would be located within the riparian corridor with the exception of mobile picnic tables.</p>
<b>Policy Requirement</b>	<b>Discussion</b>
<b>AGRICULTURAL RESOURCES</b>	
<b><u>Monterey County General Plan (2010), Agricultural Element</u></b>	
<p><b>Agriculture Policy AG– 1.1</b> Land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be prohibited.</p>	<p><b>Consistent.</b> The proposed Project would convert approximately 5 acres of existing agricultural fields for the development of the parking areas, site entrance, paths, the 1.2-acre irrigation pond, and temporary structures. The Project would not require expansion of infrastructure (i.e., wastewater lines) or involve other changes that would individually or cumulative result in conversion of additional farmland within or adjacent to the site. All structures and infrastructure are designed to be temporary such that upon completion of the life of the Project, all</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Agriculture Policy AG–1.4</b> Viable agricultural land uses, including ancillary and support uses and facilities on farmland designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be conserved, enhanced and expanded through agricultural land use designations and encouragement of large lot agricultural zoning, except as provided in a Community Plan. Agriculture shall be established as the top land use priority for guiding further economic development on agricultural lands</p>	<p>facilities could be removed and the site could return to organic agricultural production. The proposed Project would continue agricultural use on the majority of this non-agriculturally zoned site, adding a temporary, non-agricultural, recreation-commercial use that could provide a supplemental income stream to maintain or enhance agricultural viability for this site. Given overall trends towards conversion of agricultural lands to residential or other developed uses, the proposed Project’s continuance of the site’s agricultural uses would beneficially protect agricultural resources in the Carmel Valley.</p> <p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1., above.</p>
<p><b><u>Monterey County General Plan (2010), Conservation and Open Space Element</u></b></p> <p><b>Open Space Policy OS-1.10</b> Recognizing the value of trails in Monterey County, policies to establish a trails program, including bike paths (Class 1), and walking and equestrian facilities used by the general public, shall be addressed in each Area Plan within the following parameters:</p> <p>c. Crop protection and food safety of agricultural crops shall be a primary factor in disallowing trails.</p>	<p><b>Consistent.</b> No formal public trails are located within the Project site; however, restoration efforts by the Monterey Peninsula Water Management District (MPWMD) Valley Hills Restoration Project, which began in 1991, have created of two informal access trails to and along the Carmel River from the nearby the Project site. The Project site has unrestricted access to the ruderal area and riparian corridor, which is particularly noticeable during spring and summer months when the river attracts numerous recreational visitors. Though access to the CCSC would be restricted to dues paying members and guests only, the CCSC would provide a quasi-public resource and recreation space for the nearby residents of Carmel and Carmel Valley, and more broadly, Monterey County. The Project would provide a unique recreation opportunity in the County and expand the availability of active recreation and the number of available recreational trails within the Carmel Valley and regional vicinity.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<b><u>Carmel Valley Master Plan</u></b>	
<p><b>Policy CV-6.2:</b> Gardens, orchards, row crops, grazing animals, farm equipment and buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 30% or greater or where it would require the conversion or extensive removal of existing native vegetation.</p> <p><b>Policy CV-6.3:</b> Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be permitted in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>a. Development shall be located on portions of the land not in cultivation or on a portion of the land adjoining existing development in a manner that said development will not diminish the visual quality of such parcels.</li> <li>b. Overall density shall not exceed one (1) unit per 2.5 acres.</li> <li>c. New residential units shall be sited on one-third (1/3) of the property or less.</li> <li>d. Required agriculturally related structures and housing for workers of that parcel may be allowed on the property in a manner that does not diminish the visual quality of the open space.</li> </ul>	<p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1., above.</p> <p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1 and Open Space Goal OS-1 and Policy OS-1.2, above.</p>
<b><u>Monterey County Code Chapter 16.40</u></b>	
<b><u>Protection of Agricultural Activities</u></b>	
<b><u>Section 020 - Findings</u></b>	
<p><b>Section 16.40.202A:</b> It is the declared policy of the County of Monterey to conserve, enhance, and encourage agricultural operations within the County, and to minimize potential conflict between agricultural and non-agricultural land uses within the County. To implement this policy, the County seeks to provide to the residents of this County proper notification of these policies.</p> <p><b>Section 16.40.202B:</b> Where non-agricultural land uses, especially residential development, extend into agricultural lands or are located in the vicinity of agricultural lands, agricultural operations may be the subject of nuisance complaints. Such complaints may cause the curtailment of agricultural operations and</p>	<p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1., above.</p> <p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1., above.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p>discourage investments for the improvement of agricultural land to the detriment of the economic viability of the agricultural industry of the County. It is the purpose and intent of this Chapter to prevent the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be considered a nuisance.</p> <p><b>Section 16.40.202C:</b> This policy can best be implemented by educating residents about the laws protecting agricultural operations and farm operations from conflicts with non-agricultural uses, and by notifying residential users of property adjacent to or near agricultural operations and farm operations of circumstances relative to agricultural activities which may be objectionable to owners and/or users of non-agricultural properties. These potentially objectionable circumstances may include, but are not limited to, the noises, odors, dust, chemicals, smoke, and extended hours of operation that may accompany agricultural operations.</p>	<p><b>Consistent.</b> Refer to the discussion for Monterey County General Plan Policy AG-1.1., above.</p>
<b>Policy Requirement</b>	<b>Discussion</b>
<b>AIR QUALITY AND GREENHOUSE GAS EMISSIONS</b>	
<b><u>Monterey Bay Unified Air Pollution Control District's 2012 Triennial Plan Revision to the Air Quality Management Plan</u></b>	
<p>The federal Clean Air Act Amendments of 1988 and 1990 mandate the preparation of an air quality management plan (AQMP) that provide an overview of air quality and sources of air pollution, and identify pollution-control measures needed to meet federal and state air quality standards. The AQMP affects the development of regulations and programs within the Monterey Bay Unified Air Pollution Control District (MBUAPCD). In April 2013 revisions to the AQMP were adopted by the MBUAPCD which provide controls for NOx and ROG emissions to ultimately reduce regional levels of ozone. All projects must conform to the provisions of the report. Provisions include</p> <p><b>MBUAPCD Rule 438 Open Outdoor Fires:</b> Requires a permit for backyard burning and restricts the property size for backyard burning.</p> <p><b>MBUAPCD Rule 426 Architectural</b></p>	<p><b>Consistent.</b> The Project would not utilize burning as a method of vegetation disposal and fires would not be allowed at the facility during normal operation nor during special show events.</p> <p><b>Consistent.</b> The Project would not involve</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p><b>Coatings:</b> Requires all feasible measures to be taken to reduce volatile organic compounds (VOCs) during the process of architectural coating.</p>	<p>architectural coating as part of facility construction or operation.</p>
<p><b><u>Monterey Bay Unified Air Pollution Control District CEQA Air Quality Guidelines (2008)</u></b></p>	
<p><b>Adopted CEQA Threshold:</b> MBUAPCD’s adopted CEQA thresholds of significant provide criteria and recommended procedures to evaluate the significance of a project’s impacts upon air quality in the North Central Coast Air Basin. These guidelines address both construction and operational thresholds for criteria pollutants, but do not specify a threshold for greenhouse gas emissions.</p>	<p><b>Consistent.</b> Construction and operation emissions modeling have determined that the proposed Project would not result in pollutant emissions in excess of those identified by the MBUAPCD CEQA Air Quality Guidelines.</p>
Policy Requirement	Discussion
<p><b>BIOLOGICAL RESOURCES</b></p>	
<p><b>Monterey County General Plan (2010), Conservation and Open Space Element</b></p>	
<p><b>Open Space Policy OS-4.1:</b> Federal and State listed native marine and fresh water species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant shall be protected. Species designated in Area Plans shall also be protected.</p> <p><b>Open Space Policy OS-5.3:</b> Development shall be carefully planned to provide for the conservation and maintenance of critical habitat</p> <p><b>Open Space Policy OS-5.4:</b> Development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. Measures may include but are not limited to:</p> <ul style="list-style-type: none"> <li>a. clustering lots for development to avoid critical habitat areas,</li> <li>b. dedications of permanent conservation easements; or</li> <li>c. other appropriate means. If development</li> </ul>	<p><b>Consistent.</b> The Project area includes a portion of the Carmel River and associated wetlands, which is critical habitat and is known to contain a variety of listed species. Implementation of listed mitigation measures, including MM BIO-3, MM BIO-4, MM BIO-5a through 5c, MM BIO-6a and -6b which limit the amount of diverted water to the Project, require dogs to be on-leash outside of the deer exclusion fence area, preparation of a Habitat Management Plan, and measures to reduce the potential for bullfrogs within the irrigation pond, would reduce the level of impacts related to vegetation and wildlife habitat to levels that are less than significant.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan (2010), Conservation and Open Space Element Open Space Policy OS-4.1, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan (2010), Conservation and Open Space Element Open Space Policy OS-4.1, above.</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>may affect listed species, consultation with United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) may be required and impacts may be mitigated by expanding the resource elsewhere on-site or within close proximity off-site. Final mitigation requirements would be determined as required by law.</p> <p><b>Open Space Policy OS-5.13:</b> Efforts to obtain and preserve natural areas of particular biologic, scientific, or educational interest, and restrict incompatible uses from encroaching upon them, shall be encouraged.</p> <p><b>Open Space Policy OS-5.16:</b> A biological study shall be required for any development project requiring a discretionary permit and having the potential to 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, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. An ordinance establishing minimum standards for a biological study and biological surveys shall be enacted. A biological study shall include a field reconnaissance performed at the appropriate time of year. Based on the results of the biological study, biological surveys may be necessary to identify, describe, and delineate the habitats or species that are potentially impacted, Feasible measures to reduce significant impacts to a less than significant level shall be adopted as conditions of approval.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan (2010), Conservation and Open Space Element Open Space Policy OS-4.1, above.</p> <p><b>Consistent.</b> A biological resources assessment for the proposed Project was conducted by the applicant in February 2014. The findings of this study are incorporated and have been supplemented for the analysis of this EIR in Section 4.4, Biological Resources. Implementation of listed mitigation measures, including MM BIO-3, MM BIO-4, MM BIO-5a through 5c, MM BIO-6a and -6b which limit the amount of diverted water to the Project, require dogs to be on-leash outside of the deer exclusion fence area, preparation of a Habitat Management Plan, and measures to reduce the potential for bullfrogs within the irrigation pond, would reduce the level of impacts related to vegetation and wildlife habitat to levels that are less than significant.</p>
<p><b>Carmel Valley Master Plan</b></p> <p><b>Policy CV-3.7:</b> Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to, the redwood community of Robinson Canyon and the riparian community and redwood community of Garzas Creek. When a parcel cannot be developed because of this policy, a low-density, clustered development may be approved. However, the development shall occupy those portions of the land not biologically significant or on a portion of the land adjoining existing vertical</p>	<p><b>Consistent.</b> The Project area includes a portion of the Carmel River and associated wetlands, which is critical habitat and is known to contain a variety of listed species. No construction is proposed within wetlands. Implementation of listed mitigation measures, including MM BIO-3, MM BIO-4, MM BIO-5a through 5c, MM BIO-6a and -6b which limit the amount of diverted water to the Project, require dogs to be on-leash outside of the deer exclusion fence area, preparation of a Habitat Management Plan, and measures to reduce</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p>forms, either on-site or off-site and either natural or man-made, so that the development will not diminish the visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel is located. If this policy precludes development of a parcel because of biological significance, a low level of development (but no subdivision) may be allowed provided impacts on the resource are minimized.</p> <p>Additional such areas include:</p> <ul style="list-style-type: none"> <li>• All wetlands, including marshes, seeps and springs (restricted occurrence, sensitivity, outstanding wildlife value).</li> <li>• Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).</li> <li>• Cliffs, rock outcrops and unusual geologic substrates (restricted occurrence).</li> <li>• Ridgelines and wildlife migration routes (wildlife value).</li> </ul> <p><b>Policy CV-3.8:</b> Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the river. Therefore, development shall not occur within the riparian corridor. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within a parcel.</p> <p><b>Policy CV-3.9:</b> Willow cover along the banks and bed of the Carmel River shall be maintained in a natural state for erosion control. Constructing levees, altering the course of the river, or dredging the river shall only be allowed by permit from the Monterey Peninsula Water Management District or Monterey County.</p>	<p>the potential for bullfrogs within the irrigation pond, would reduce the level of impacts related to listed species, critical habitat, and species protected in area plans to levels that are less than significant.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan (2010), Conservation and Open Space Element Open Space Policy OS-4.1, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan (2010), Conservation and Open Space Element Open Space Policy OS-4.1, above. No dredging or river bed and bank management is proposed. MPWMD restoration of the Carmel River in this area would continue.</p>
<b>Policy Requirement</b>	<b>Discussion</b>
<b>CULTURAL RESOURCES</b>	
<b><u>Monterey County General Plan (2010), Public Services Element</u></b>	
<p><b>Public Services Goal PS-12:</b> Identify, designate, protect, preserve, enhance, and perpetuate those structures and areas that contribute to the historical heritage of Monterey County</p>	<p><b>Consistent.</b> The cultural resources survey performed for the proposed Project revealed no evidence of cultural resources within the Project site. The closest known cultural resource sites are located more than 1,400 feet away from the Project site and would not</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Public Services Policy PS-12.1:</b> The historic preservation plan and a historic preservation ordinance shall be updated and implemented to maintain the necessary tools to protect the County's cultural resources.</p> <p><b>Public Services Policy PS-12.2:</b> The inventory of cultural resources in unincorporated areas shall be regularly updated</p> <p><b>Public Services Policy PS-12.3:</b> Voluntary applications from property owners to qualify appropriate properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be encouraged and assisted.</p> <p><b>Public Services Policy PS-12.4:</b> Properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be designated with a Historic Resource ("HR") overlay on the zoning map.</p>	<p>be affected by the proposed Project. The survey found that structures in the immediate vicinity of the Project site as well as onsite are not considered as sensitive or structures of historic significance by local, State, or Federal agencies.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-12, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-12, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-12, above.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-12, above.</p>
<b><u>Carmel Valley Master Plan Supplement</u></b>	
<p><b>Policy CV-3.13:</b> Historic and Archaeological Resources, including buildings and sites of historical significance, located in Carmel Valley shall:</p> <ol style="list-style-type: none"> <li>a) Be reviewed on a site by site basis.</li> <li>b) Be rezoned to the "HR" District as a condition of permit approval for any development impacting such sites.</li> <li>c) Require preservation of the integrity of historic sites and/or structures.</li> </ol> <p>A committee to evaluate the current condition of each and recommend deletions, additions or other measures shall be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-12, above.</p>
<b>Policy Requirement</b>	<b>Discussion</b>
<b>GEOLOGY AND SOILS</b>	
<p><b>Alquist-Priolo Earthquake Fault Zoning Act (1972):</b> The purpose of this act is to</p>	<p><b>Consistent.</b> The proposed Project is not within an Alquist-Priolo zone and there are no</p>



**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>regulate development near active faults to mitigate the hazard of surface rupture. Under this act, the State Geologist is required to delineate earthquake fault zones along known active faults in California.</p>	<p>known active faults occurring at the Project site.</p>
<p><b>California Code of Regulations</b></p>	
<p><b>Title 25, Division 1, Chapter 3 Subchapter 2, Article 3, Subarticle 2, Section 4358.3a Seismic Loads:</b> Commercial modulars intended for installation on a foundation system at a specific location shall be designed to comply with the seismic design requirements in the California Code of Regulations, Title 24, Part 2, California Building Code (CBC) and shall be designed for actual site conditions and seismic loads applicable to the location.</p>	<p><b>Consistent.</b> Modular building used for operation of the facility would be installed on a foundation. Purchase of the modular building would be contingent on evidence of compliance with the load and construction specifications outlined in the California Building Code.</p>
<p><b>Monterey County General Plan (2010), Safety Element</b></p>	
<p><b>Safety Goal S-1:</b> Minimize the potential for loss of life and property resulting from geologic and seismic hazards.</p>	
<p><b>Safety Policy S-1.1:</b> Land uses shall be sited and measures applied to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from ground shaking, liquefaction, landslides, and other geologic hazards in the high and moderate hazard susceptibility areas.</p>	<p><b>Consistent.</b> The proposed Project would not be used as a permanent residence and the modular building used for operation of the facility would be compliant with the load and construction specifications outlined in the California Building Code.</p>
<p><b>Safety Policy S-1.8:</b> As part of the planning phase and review of discretionary development entitlements, and as part of review of ministerial permits in accordance with the California Building Standards Code, new development may be approved only if it can be demonstrated that the site is physically suitable and the development will neither create nor significantly contribute to geologic instability or geologic hazards.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Safety Policy S-1.1, above.</p>
<p><b>Monterey County Code (2014)</b></p>	
<p><b>Title 18:</b> Adopts California Building Code for application and enforcement within Monterey County. See California Code of Federal Regulations above.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Safety Policy S-1.1, above.</p>
<p>Title 21, Chapter 66, Section 040, Standards for hazardous areas :</p>	
<p>A. Purpose: The purpose of this Section is to provide development standards which regulate land use and develop using the best available</p>	<p><b>Consistent.</b> The proposed project is not subject to the Geologic Report Requirements because a full CEQA analysis is being performed. No Geologic Report is required. Development has been designed and sited to</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>planning practices, in order to minimize risk to life and property and damage to the natural environment.</p> <p>B. Applicability: The regulations of this Section are applicable in all zoning districts.</p> <p>C. Regulations:</p> <p>1. Geologic Report Requirement</p> <p>d. If a parcel is located in Seismic Hazard Zone VI, an Unstable Uplands or Recent Alluvium area, or in an area of a known and documented hazard, a geologic report shall be required for, the following types of projects:</p> <p>1. Single family dwellings in an immediate hazard area;</p> <p>2. Small commercial or industrial structures in immediate hazard areas which are exempt from environmental review under CEQA; and,</p> <p>3. Grading in immediate hazard areas.</p> <p>Development shall be sited and designed to conform to site topography so as to minimize grading and other site preparation activities where feasible. Modifications in location siting shall be required where such modifications will allow better conformity to natural topography and minimize required grading.</p>	<p>limit grading and complement site topography.</p>
Policy Requirement	Discussion
<b>HAZARDS AND HAZARDOUS MATERIALS</b>	
<b><u>Monterey County General Plan (2010), Safety Element</u></b>	
<p><b>Safety Goal S-4:</b> Minimize the risk from fire.</p>	<p><b>Consistent.</b> The proposed Project would incrementally increase the number of people and structures requiring fire protection services in the County. During major wildfires, the vehicles from the Project operations and events would contribute to congestion on evacuation routes along Carmel Valley Road and Highway 1, contributing to a potentially significant impact given probable evacuation-related congestion; however, the proposed Project would not result in changes to roadways, and would not result in any barriers to communication or access that would interfere with notification and warning systems, evacuation procedures or emergency response. The Fire District’s planning conditions do not require additional fire protection measures associated with special events and the Fire District has confirmed that no additional staffing or facilities would be</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p><b>Safety Policy S-4.11:</b> The County shall require all new development to be provided with automatic fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler systems, and/or water storage tanks) approved by the fire jurisdiction.</p>	<p>required as a result of Project implementation (Priolo 2014). With implementation of the Emergency Access Plan and designation of smoking areas, the risk from fire would be minimized.</p> <p><b>Consistent.</b> The proposed Project would incrementally increase the number of people and structures requiring fire protection services in the County; however, the Fire District has confirmed that no additional staffing or facilities would be required as a result of Project implementation (Priolo 2014).</p>
<p><b>Safety Policy S-4.13:</b> The County shall require all new development to have adequate water available for fire suppression.</p>	<p><b>Consistent.</b> There is a fire hydrant near the entrance of the Project site on Valley Greens Drive which has sufficient capacity to supply water for the Project. Additionally, the groundwater pumps and proposed irrigation reservoir could be used in the event of an emergency.</p>
<p><b>Safety Policy S-4.14:</b> Water systems constructed, extended, or modified to serve a new land use or a change in land use or an intensification of land use, shall be designed to meet peak daily demand and recommended fire flow.</p>	<p><b>Consistent.</b> Water systems proposed would be for on-site use only for irrigation and plumbing for the modular office, clubhouse and restrooms. Refer to discussion for Monterey County General Plan, <i>Safety Policy S-4.13</i>. The Fire District has confirmed that adequate fire protection services exist to service the Project (refer to Fire District letter in Appendix A).</p>
<p><b>Safety Policy S-4.15:</b> All new development shall be required to annex into the appropriate fire district. Where no fire district exists, project applicants shall provide verification from the most appropriate local fire authority of the fire protection services that exist. Project approvals shall require a condition for a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property. Where annexations are mandated, the County shall negotiate a tax share agreement with the affected fire protection district.</p>	<p><b>Consistent.</b> The majority of the Project site is located within a Local Responsibility Area where the Monterey County Regional Fire District provides fire protection; however, approximately 4.8 acres in the southern portion of the site are within a State Responsibility Area, where fire protection is provided by the California Department of Forestry and Fire Protection (Cal Fire). The Fire District has confirmed that adequate fire protection services exist to service the Project (refer to Fire District letter in Appendix A).</p>
<p><b>Safety Policy S-4.20:</b> Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Goal S-4</i>.</p>
<p><b>Safety Policy S-4.21:</b> All permits for residential, commercial, and industrial structural development (not including accessory uses) shall incorporate requirements of the fire authority having jurisdiction.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Policy S-4.15</i>.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Safety Policy S-4.22:</b> Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.</p> <p><b>Safety Goal S-5:</b> Assure the County is prepared to anticipate, respond and recover from emergencies</p> <p><b>Safety Policy S-5.13:</b> Utilities serving new development shall be sited and constructed to minimize the risks from hazards to the greatest extent feasible.</p>	<p><b>Consistent.</b> Modular building used for operation of the facility would be installed on a foundation. Purchase of the modular building would be contingent on evidence of compliance with Monterey County Code Chapter 18.56.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Goal S-4</i>.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Policy S-4.14</i>.</p>
<b><u>Carmel Valley Master Plan</u></b>	
<p><b>Policy CV-4.4:</b> The County shall require emergency road connections as necessary to provide controlled emergency access as determined by appropriate emergency service agencies (Fire Department, OES). The County shall coordinate with the emergency service agencies to periodically updated the list of such connections.</p> <p><b>Policy CV-17.4.1.1:</b> The potential for wildland fires in the valley must be recognized in development proposals and adequate mitigation measures incorporated in the designs.</p> <p><b>Policy CV-17.4.1.2:</b> All proposed developments, including existing lots of record shall be evaluated by the appropriate fire district prior to the issuance of building permits. There commendations of the fire district shall be given great weight and should, except for good cause shown, ordinarily be followed.</p>	<p><b>Consistent.</b> The Emergency Access Plan would direct Project site guests and event patrons evacuating the Project site to use the nearest major evacuation routes, which would be Carmel Valley Road and Valley Greens Drive. Emergency vehicles from the nearest responding stations would access the site via Carmel Valley Road and Valley Greens Drive. Additionally, under MM HAZ-2a, the Applicant shall prepare and submit a comprehensive Emergency Access Plan for review by the Monterey County Office of Emergency Services. The Plan shall consist of measures to promote orderly emergency evacuation and would be submitted to the Monterey County Office of Emergency Services. Additionally, the Fire District has confirmed that the Project as proposed would result in less than significant impacts to fire protection services (refer to Fire District letter in Appendix A).</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Goal S-4</i>.</p> <p><b>Consistent.</b> The Project would be evaluated by the Fire District prior to the issuance of building permits.</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p><b><u>Unit Strategic Fire Plan for San Benito-Monterey</u></b></p>	
<p><b>Landscape Goal:</b> Reduction of available wildland fuels, particularly adjacent to structures, agriculture, recreation, wildlife habitat and other natural resources, and primary access/egress routes.</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan, <i>Safety Goal S-4</i>.</p>
Policy Requirement	Discussion
<p><b>HYDROLOGY AND WATER QUALITY</b></p>	
<p><b><u>Carmel Valley Master Plan</u></b></p>	
<p><b>Policy CV-3.8:</b> Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River.</p>	<p><b>Consistent.</b> With the exception of weedy grasses that would be mowed, existing vegetation south of the existing deer fence and within the Carmel River riparian area would remain undisturbed. Proposed picnic areas would be located in the ruderal area, outside of the riparian area. Direct disturbance from construction to vegetation would be limited to disturbed areas on the Project site and would not affect riparian vegetation. Impacts associated with the proposed Project would not be anticipated to complicate or compound water quality issues.</p>
<p><b>Policy CV-3.9:</b> Willow cover along the banks and bed of the Carmel River shall be maintained in a natural state for erosion control. Constructing levees, altering the course of the river, or dredging the river shall only be allowed by permit from the MPWMD or Monterey County.</p>	<p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan <i>Policy CV-3.8</i>.</p>
<p><b>Policy CV-4.1:</b> In order to reduce potential erosion or rapid runoff: a) the amount of land cleared at any one time shall be limited to the area that can be developed during one construction season; and b) motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River, except by permit from the Water Management District or Monterey County.</p>	<p><b>Consistent.</b> Construction of the Project would occur over two phases, expected to last two months each. Any ground that is disturbed during one of the phases would be converted to its final use by the end of that phase and would no longer pose a threat to construction-phase pollution. The Project would keep approximately 32 acres in agricultural operations and would not involve construction in or along the Carmel River. No vehicles would have access to the Carmel River associated with the Project.</p>
<p><b><u>Carmel Valley Master Plan</u></b></p>	
<p><b>Policy CV-5.1:</b> Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided</p>	<p><b>Consistent.</b> Based on the requirement to obtain a Water Distribution System Permit for the change in water use associated with the Project, the property owner would need to comply with the conditions of this new permit, particularly any restrictions to the volume of</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>for in planning decisions.</p> <p><b>Policy CV-5.3:</b> Development shall incorporate designs with water reclamation, conservation, and new source production in order to:</p> <ul style="list-style-type: none"> <li>• maintain the ecological and economic environment;</li> <li>• maintain the rural character; and</li> <li>• create additional water for the area where possible including, but not limited to, on-site stormwater retention and infiltration basins.</li> </ul> <p><b>Policy CV-5.5:</b> Parts of the Carmel Valley aquifer are susceptible to contamination from development in areas not served by a regional wastewater treatment facility. Development projects that include an on-site wastewater treatment system shall provide geologic and soils surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating such a system where it would not pose a threat of contamination to the aquifer. New development on existing lots of record shall be carefully reviewed for proper siting and design of any conventional or alternative on-site wastewater treatment systems in accordance with standards of the Monterey County Code 15.20, the Central Coast Basin Plan and the Carmel Valley Wastewater Study.</p>	<p>water that could be extracted under the permit. Compliance with permit conditions would ensure consistency with the Carmel River Management Program.</p> <p><b>Consistent.</b> The Project proposes to use a total of approximately 63.35 AFY for ongoing operation. This estimate includes both the water that would be used for irrigation and agricultural use and the water that would be treated for domestic use at the restrooms, office, and clubhouse. Proposed water use under this Project would be below historic use as calculated by the SWRCB and approximate to historical use as calculated by the MPWMD; therefore, implementation of this project would not result in a net deficit in aquifer volume, a lowering of the local groundwater table level, or a reduction of streamflow in the Carmel River.</p> <p><b>Consistent.</b> The OWTS would be reviewed for proper siting and design in accordance with standards of the Monterey County Code 15.20, the Central Coast Basin Plan, and the Carmel Valley Wastewater Study. The proposed leach field site has already been analyzed for suitability by the Environmental Health Bureau, and they determined that the proposed location has adequate area for disposal of this amount of effluent</p>
Policy Requirement	Discussion
<b>NOISE</b>	
<b>Monterey County General Plan</b>	
<p><b>Noise Policy S-7.1</b> New noise-sensitive land uses may only be allowed in areas where existing and projected noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table”. A Community Noise Ordinance shall be established consistent with Safety Noise table to ensure compliance for potentially significant noise sources.</p> <p><b>Noise Policy S-7.2:</b> Proposed development</p>	<p><b>Consistent.</b> Existing and projected noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table” for the Project site. Sensitive receptors in the vicinity experience ambient noise levels of 48-52 CNEL, which is less than the 60 CNEL threshold that is considered acceptable in low density residential use areas.</p> <p><b>Consistent.</b> Daily operational noise is</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.</p> <p><b>Noise Policy S-7.6:</b> Acoustical analysis shall be part of the environmental review process for projects when:</p> <ol style="list-style-type: none"> <li>a. Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels that are “normally unacceptable” or higher</li> <li>b. Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors.</li> </ol> <p><b>Noise Policy S-7.8:</b> All discretionary projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.</p> <p><b>Noise Policy S-7.9:</b> No construction activities pursuant to a County permit that exceed “acceptable” levels listed in Policy S-7.1 shall be allowed within 500 feet of a noise sensitive land use during the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to completion of a noise mitigation study. Noise protection measures, in the event of any identified impact, may include but not be limited to:</p> <ul style="list-style-type: none"> <li>• Constructing temporary barriers, or</li> <li>• Using quieter equipment than normal.</li> </ul> <p><b>Noise Policy S-7.10:</b> Construction projects shall include the following standard noise protection measures:</p> <ul style="list-style-type: none"> <li>• Construction shall occur only during times allowed by ordinance/code unless such limits</li> </ul>	<p>anticipated to primarily be generated from ongoing agricultural operations, dog barking, daily canine training and exercise activities (i.e., whistles and commands), and increased traffic on vicinity roadways. The Project locates the primary training areas in the central portion of the site away from adjacent uses, which would limit noise impacts on surrounding land uses of the site.</p> <p><b>Consistent.</b> A Noise Impact and Mitigation Study was completed for the Project by Environmental Consulting Services.</p> <p><b>Consistent.</b> There are no structures within 100 feet of proposed construction. The Project construction would involve earth moving equipment, water trucks, construction employee pick-up trucks, agricultural tractors, and disks. This equipment would not have the potential to create vibration to vicinity structures.</p> <p><b>Consistent.</b> Noise levels throughout construction activities would not exceed 85 dB at 50 feet from the source in compliance with the County Noise Ordinance. Additionally, mitigation measures would be included to limit the construction hours to between 8:00 A.M. to 5:00 P.M. and restrict construction activities to weekdays and non-holidays.</p> <p><b>Consistent.</b> Measures described in this policy are included in MM NOI-1.</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>are waived for public convenience;</p> <ul style="list-style-type: none"> <li>• All equipment shall have properly operating mufflers; and</li> <li>• Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical.</li> </ul>	
Policy Requirement	Discussion
<b>RECREATION</b>	
<p><b><u>Monterey County General Plan (2010), Public Services Element</u></b></p>	
<p><b>Public Services Goal PS-11:</b> Maintain and enhance the County’s parks and trails system in order to provide recreational opportunities, preserve natural scenic resources and significant wildlife habitats, and provide good stewardship of open space resources.</p> <p><b>Public Services Policy PS-11.1:</b> Priority shall be given to the acquisition of land and development and maintenance of new parks in areas that are deficient in park services and in rapidly growing areas. Evaluation of this need shall include consideration of the costs for development of facilities as well as on-going management and maintenance. After evaluation of regional needs, locations where park acquisition should be pursued in concert with willing property owners shall be identified.</p> <p><b>Public Services Policy PS-11.5:</b> The County shall encourage full utilization of park and recreation facilities owned and/or operated by other agencies.</p>	<p><b>Consistent.</b> The Project would not adversely affect the County’s parks and trails system. The Project would contribute, in combination with other Projects in the Carmel Valley, to increased recreational use and associated degradation along the Carmel River. As the Carmel River is an important riparian area and often associated with recreational activities, these impacts would potentially be adverse. However, the Project proposes no construction or nighttime features within the Carmel River area and access to this area would be provided by reservation only and could be limited by river conditions and/or agency activities, as determined on a day-to-day basis.</p> <p><b>Consistent.</b> Though access to the CCSC would be restricted to dues paying members only, the CCSC would provide a quasi-public resource and recreation space for the nearby residents of Carmel and Carmel Valley, and more broadly, Monterey County.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan <i>Public Services Policy PS-11.1</i>.</p>
Policy Requirement	Discussion
<b>TRAFFIC AND TRANSPORTATION</b>	
<p><b><u>Monterey County General Plan</u></b></p>	
<p><b>Policy C-1.1:</b> The acceptable level of service for County roads and intersections shall be LOS D, except as follows:</p>	<p><b>Potentially Consistent.</b> The southbound segment of Highway 1 between Ocean Avenue and Carmel Valley Road would operate at LOS</p>



**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>a. Acceptable level of service for County roads in Community Areas may be reduced below LOS D through the Community Plan process.</p> <p>b. County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further except in Community Areas where a lower LOS may be approved through the Community Plan process.</p> <p>Area Plans prepared for County Planning Areas may establish an acceptable level of service for County roads other than LOS D. The benefits which justify less than LOS D shall be identified in the Area Plan. Where an Area Plan does not establish a separate LOS, the standard LOS D shall apply.</p> <p><b>Policy C-1.3:</b> Circulation improvements that mitigate Traffic Tier 1 direct on-site and off-site project impacts shall be constructed concurrently (as defined in subparagraph (a) only of the definition for “concurrency”) with new development. Off-site circulation improvements that mitigate Traffic Tier 2 or Traffic Tier 3 impacts either shall:</p> <ul style="list-style-type: none"> <li>a. Be constructed concurrently with new development, or</li> <li>b. A fair share payment pursuant to Policy C-1.8 (County Traffic Impact Fee), Policy C-1.11 (Regional Development Impact Fee), and/or other applicable traffic fee programs shall be made at the discretion of the County.</li> </ul> <p><b>Policy C-1.4:</b> Notwithstanding Policy C-1.3, projects that are found to result in reducing a County road below the acceptable LOS standard shall not be allowed to proceed unless the construction of the development and its associated improvements are phased in a manner that will maintain the acceptable LOS for all affected County roads. Where the</p>	<p>F under both Cumulative and Cumulative Plus Project conditions. Implementation of the proposed Project would add additional trips to this segment and exacerbate this condition. As such, implementation of the proposed Project would result in impacts that are significant and unavoidable. However, this policy applies to County roads and would not apply to Highway 1. Therefore, the County may find the Project to be consistent with this policy.</p> <p>Intersections would operate at an acceptable level of service with implementation of mitigations. The Existing Plus Project conditions analysis found that two of the three study intersections would be expected to operate at an acceptable LOS; however, Carmel Valley Road and Valley Greens Drive would experience a decrease in LOS during the Weekday PM, Friday PM, and Sunday Midday peak hours. Acceptable operations could be achieved at the Carmel Valley Road and Valley Greens Drive with the installation of proposed mitigations including implementation of a roundabout. Until completion of intersection improvements, Project traffic would be controlled consistent with MM TRANS-3.</p> <p><b>Consistent.</b> The Project would contribute a fair share payment toward the proposed roundabout at Carmel Valley Road and Valley Greens Drive. Until completion of these intersection improvements, Project traffic destined to the west would be routed to the signalized Carmel Valley Road and Rancho San Carlos Road intersection, which would continue to operate at LOS B with the shifted traffic.</p> <p><b>Potentially Consistent.</b> Refer to discussion for Monterey County General Plan Circulation Policy C-1.1.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p>LOS of a County road impacted by a specific project currently operates below LOS D and is listed on the CIFP as a high priority, Policy C-13 shall apply. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is not listed on the CIFP as a high priority, development shall mitigate project impacts concurrently. (The proposed Project does not meet exemptions contained within this policy).</p>	
<b>Carmel Valley Master Plan</b>	
<p><b>CV-2.7:</b> Off-street parking should be developed at suitable locations within development areas.</p> <p><b>CV-2.12:</b> The County shall consider constructing minor interchanges as an alternative to signalizing Carmel Valley Road intersections. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley Road.</p> <p><b>CV-2.17(f):</b> The traffic standards (LOS as measured by peak hour conditions) for the CVMP Area shall be as follows:</p> <ol style="list-style-type: none"> <li>1) Signalized Intersections – LOC of “C” is the acceptable condition</li> <li>2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.</li> <li>3) Carmel Valley Road Segment Operations:               <ol style="list-style-type: none"> <li>a) LOS of “C” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 1,2,8,9, 10, 11, 12, and 13 is an acceptable condition;</li> <li>b) LOS of “D” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 3, 4, 5, 6, and 7 is an acceptable condition.</li> </ol> </li> </ol> <p>During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in Policy CV-2.17(f) after the analysis</p>	<p><b>Consistent.</b> The Project parking supply is adequate for the maximum event size of 250 people and no street parking is proposed or would be required as a result of Project implementation.</p> <p><b>Consistent.</b> The Project proposes the applicant contribute fair share payments towards mitigations including implementation of a roundabout at Carmel Valley Road and Valley Greens Drive.</p> <p><b>Consistent.</b> Intersections and roadways within the CVMP Area would operate at an acceptable level of service with implementation of mitigations. The Existing Plus Project conditions analysis found that two of the three study intersections would be expected to operate at an acceptable LOS; however, Carmel Valley Road and Valley Greens Drive would experience a decrease in LOS during the Weekday PM, Friday PM, and Sunday Midday peak hours. Acceptable operations could be achieved at the Carmel Valley Road and Valley Greens Drive with the installation of proposed mitigations including implementation of a roundabout. Until completion of intersection improvements, Project traffic destined to the west would be routed to the signalized Carmel Valley Road and Rancho San Carlos Road intersection, which would continue to operate at LOS B with the shifted traffic.</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Traffic Mitigation Fee, then approval of the project shall be conditions on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project, which will include evaluation of traffic impacts based on the ADT methodology. Such additional roadway improvements must be sufficient, when combined with the projects programmed for completion prior to the project-generated traffic in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements. Any EIR required by this policy shall assess cumulative traffic impacts outside the CVMP area arising from development within the CVMP area.</p>	
<b>PUBLIC SERVICES AND UTILITIES</b>	
<p><b><u>Monterey County General Plan (2010), Public Services Element</u></b></p> <p><b>Public Services Goal PS-1:</b> Ensure that Adequate Public Facilities and Services (APFS) and the infrastructure to support new development are provided over the life of this plan.</p> <p><b>Public Services Policy PS-1.1:</b> APFS requirements shall:</p> <ul style="list-style-type: none"> <li>a. Ensure that APFS needed to support new development are available to meet or exceed the level of service of "Infrastructure and Service Standards" (Table 1) concurrent with the impacts of such development;</li> <li>b. Encourage development in infill areas where APFS are available, while acknowledging the rights of property owners to economically viable use of existing legal lots or record throughout the</li> </ul>	<p><b>Consistent.</b> The Project would obtain potable water from existing pumps onsite and would not rely on service from the MPWMD. The proposed Project includes the installation of a septic system and leach field that would service the site, and the Project would not be reliant on a wastewater treatment provider. As the Project would increase the number of visitors to the site, there may be small incremental increases in demand for public services, but demand would not adversely affect APFS.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Circulation Policy C-1.3.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p>County; and</p> <p>c. Seek to achieve acceptable level of service standards through improvements funded by fair share impact fees and planned capital improvements.</p> <p><b>Public Services Policy PS-1.4:</b> New development shall pay its fair share of the cost of providing APFS to serve the development.</p> <p><b>Public Services Policy PS-1.6:</b> Only those developments that have or can provide adequate public services and facilities shall be approved.</p> <p><b>Public Services Policy PS-2.3:</b> New development shall be required to connect to existing water service providers where feasible. Connection to public utilities is preferable to other providers.</p> <p><b>Public Services Goal PS-3:</b> Ensure that new development is assured a long-term sustainable water supply.</p> <p><b>Public Services Policy PS-3.1:</b> Except as specifically set forth below, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. Within two months following the completion of the study, the Board of Supervisors shall hold an open and noticed public hearing on the results of the study.</p> <p><b>Public Services Policy PS-3.2:</b> Specific criteria for proof of a Long Term Sustainable Water Supply and an Adequate Water Supply System for new development requiring a discretionary permit, including but not limited to residential or commercial subdivisions, shall be developed by ordinance with the advice of the General Manager of the Water Resources Agency and the Director of the Environmental Health Bureau. A Determination of a Long</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-1.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-1.</p> <p><b>Consistent.</b> The Project would obtain potable water from existing pumps onsite and would not rely on service from the MPWMD; however, as the Project water use is predominantly associated with agricultural operations through historic water rights, it would not be beneficial to connect to water service providers.</p> <p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan Policy CV-5.3.</p> <p><b>Consistent.</b> Based on the requirement to obtain a Water Distribution System Permit for the change in water use associated with the Project, the property owner would be required to comply with the conditions of this new permit, particularly any restrictions to the volume of water that could be extracted under the permit. Additionally, MM HYD-3 reinforces this requirement by requiring that the Project applicant obtain a Water Distribution System Permit prior to commencing operation of the Project. Given that the permitted level of groundwater extraction allowed under the permit would be based on the MPWMD's analysis of historic water use on the property, the permit would not allow for a net increase of water demand beyond historic use.</p> <p><b>Consistent.</b> The Project would obtain potable water from existing pumps onsite and would not rely on service from the MPWMD. The Project proposes to use a total of approximately 63.35 AFY for ongoing operation. This estimate includes both the water that would be used for irrigation and agricultural use and the water that would be treated for domestic use at the restrooms, office, and clubhouse. Individual factors are</p>

**Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)**

Policy Requirement	Discussion
<p>Term Sustainable Water Supply shall be made upon the advice of the General Manager of the Water Resources Agency. The following factors shall be used in developing the criteria for proof of a long term sustainable water supply and an adequate water supply system:</p> <ul style="list-style-type: none"> <li>a. Water quality;</li> <li>b. Authorized production capacity of a facility operating pursuant to a permit from a regulatory agency, production capability, and any adverse effect on the economic extraction of water or other effect on wells in the immediate vicinity, including recovery rates;</li> <li>c. Technical, managerial, and financial capability of the water purveyor or water system operator;</li> <li>d. The source of the water supply and the nature of the right(s) to water from the source;</li> <li>e. Cumulative impacts of existing and projected future demand for water from the source, and the ability to reverse trends contributing to an overdraft condition or otherwise affecting supply; and</li> <li>f. Effects of additional extraction or diversion of water on the environment including on in-stream flows necessary to support riparian vegetation, wetlands, fish or other aquatic life, and the migration potential for steelhead, for the purpose of minimizing impacts on the environment and to those resources and species.</li> <li>g. Completion and operation of new projects, or implementation of best practices, to renew or sustain aquifer or basin functions.</li> </ul>	<p>addressed below:</p> <ul style="list-style-type: none"> <li>a. The Project would include a 50-foot well site control zone to protect the well serving the public water system from livestock or other potentially contaminating activities as required by Environmental Health Bureau compliance conditions.</li> <li>b. Water onsite is currently supplied by two onsite groundwater wells that draw from the Carmel Valley Alluvial Aquifer (CVAA); the large well has an estimated capacity of 600 gallons per minute while the smaller well has an estimated capacity of 200 gallons per minute. This is sufficient supply to provide capacity for the Project and water use would be consistent or less than historic water use on-site.</li> <li>c. The Project would continue use of existing on-site wells, under the management of the present ranch manager.</li> <li>d. The owner of the Project site has a riparian water right as well as the documented reservation for appropriative rights to 96 AFY. The riparian right to the CVAA associated with this property has been confirmed by MPWMD’s legal counsel. The Applicant also has a reservation for appropriative rights to 96 AFY, as documented in SWRCB Order WRO 2003-0014; however, this water right cannot be used until the SWRCB issues an appropriative right permit for the use of this water.</li> <li>e. The proposed Project and other new projects proposing to use water from the CVAA have to follow the policies and procedures defined by the MPWMD, including pumping restrictions based on protecting the aquifer and the river. Groundwater pumping associated with the proposed Project would be constrained at levels at or below historic use, thereby preventing the Project from resulting in any additional impacts to groundwater levels and associated surface flows in the Carmel River.</li> <li>f. Based on the requirement to obtain a Water Distribution System Permit for the change in water use associated with the Project, the property owner would need to</li> </ul>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Public Services Goal PS-4:</b> Ensure adequate treatment and disposal of wastewater.</p> <p><b>Public Services Policy PS-4.1:</b> New development shall assure that adequate wastewater facilities are completed concurrent with new development.</p> <p><b>Public Services Policy PS-4.2:</b> Developers shall construct or contribute to their fair share to the funding of new or expanded wastewater treatment facilities needed to serve their development.</p> <p><b>Public Services Policy PS-4.5:</b> New development proposed in the service area of existing wastewater collection, treatment, and disposal facilities shall seek service from those facilities unless it is clearly demonstrated that the connection to the existing facility is not feasible.</p> <p><b>Public Services Policy PS-4.10:</b> Alternative on-site wastewater treatment systems may be considered for repairs to existing systems and new systems on existing lots of record. Approval of said systems shall be at the discretion of the Director of Environmental Health. The design and operation of the alternative on-site wastewater treatment system must conform to Monterey County Code 15.20 and the Central Coast Basin Plan.</p> <p><b>Public Services Goal PS-5:</b> Maximize the amount of solid waste that is diverted from local landfills through recycling, composting and source reduction.</p>	<p>comply with the conditions of this new permit, particularly any restrictions to the volume of water that could be extracted under the permit. As described in Impact HYD-3, given that the MPWMD's calculation of historic water use is likely to generate an allowable use below the SWRCB's historic use determination of 96 AFY, proposed water use under this Project would be below historic use; therefore, implementation of the proposed Project would not result in a net deficit in aquifer volume, a lowering of the local groundwater table level, or a reduction of streamflow in the Carmel River.</p> <p>g. Refer to response to part (f), above.</p> <p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan Policy CV-5.5.</p> <p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan Policy CV-5.5.</p> <p><b>Consistent.</b> The Project would be services by an OWTS and would therefore not be required to contribute fair share funding for new or expanded wastewater treatment facilities.</p> <p><b>Consistent.</b> The Project is designed to allow the site to return to agricultural use upon completion of the Project. Therefore, development proposed would utilize and onsite wastewater treatment system rather than expand local utilities to service the Project site.</p> <p><b>Consistent.</b> Refer to discussion for Carmel Valley Master Plan Policy CV-5.3.</p> <p><b>Consistent.</b> Solid waste generated at the Project site, including dog waste as well as recycling, would be disposed of under a contract with Waste Management. Waste would be recycled to the extent feasible.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
<p><b>Public Services Goal PS-6:</b> Ensure the disposal of solid waste in a safe and efficient manner.</p> <p><b>Public Services Policy PS-6.5:</b> New development projects shall provide for handling of waste in a manner that conforms to State-mandated diversion and recycling goals. Site development plans shall include adequate solid waste recycling collection areas.</p> <p><b>Public Services Policy PS-13.2:</b> All new utility lines shall be placed underground, unless determined not to be feasible by the Director of the Resource Management Agency.</p> <p><b><u>Carmel Valley Master Plan</u></b></p> <p><b>Policy CV – 5.3:</b> Development shall incorporate designs with water reclamation, conservation, and new source production in order to:</p> <ul style="list-style-type: none"> <li>a. Maintain the ecological and economic environment;</li> <li>b. Maintain the rural character; and</li> <li>c. Create additional water for the area where possible including, but not limited to, on-site stormwater retention and infiltration basins.</li> </ul> <p><b><u>Monterey Regional Storm Water Management Program</u></b></p> <p>The MRSWMP describes the framework under which participating entities accomplish the Program’s objective of reducing discharge pollutants and maintaining acceptable water quality standards. Within the MRSMP’s jurisdictional boundary, participating entities must fulfill the EPA’s Phase II NPRDES requirements, which are enforced through the following six BMPs:</p> <ol style="list-style-type: none"> <li>1. Public Education and Outreach</li> <li>2. Public Participation/Involvement;</li> <li>3. Illicit Discharge Detection and Elimination;</li> <li>4. Construction Site Runoff Control;</li> <li>5. Post-Construction Runoff Control; and</li> <li>6. Pollution Prevention/Good Housekeeping.</li> </ol> <p>Entities subject to permitting are “regulated small MS4s,” defined as a small urbanized area with a conveyance designed for collecting storm water (including roads with drainage systems, municipal streets, catch basins,</p>	<p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-5.</p> <p><b>Consistent.</b> Refer to discussion for Monterey County General Plan Public Services Goal PS-5.</p> <p><b>Consistent.</b> Utilities associated with the Project would be placed underground.</p> <p><b>Consistent.</b> The newly developed impervious surfaces would comprise approximately 1.3 acres (or 2.7 percent) of the 48.6 Project site. Because site drainage would remain predominantly the same as under existing conditions, with nearly all rain water that falls on the site either evaporating or percolating into the ground, recharge to the CVAA would be the same as under existing conditions. Therefore, the proposed Project would not interfere substantially with groundwater recharge.</p> <p><b>Consistent.</b> Construction of the Project would occur over two phases, expected to last two months each. Because more than one acre of land would be disturbed during the construction phase, the proposed Project would require a NPDES Construction General Permit as a standard condition of approval. This permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which defines Best Management Practices (BMPs) that would be incorporated into the Project to control potential erosion.</p>

<b>Table 5-1. Consistency with Monterey County General Plan, Carmel Valley Master Plan, and Other Regulations (Continued)</b>	
<b>Policy Requirement</b>	<b>Discussion</b>
curbs, gutters, ditches, man-made channels, or storm drains) that is not part of a sewer or a Publicly Owned Treatment Works and discharges to U.S. waters.	



## 6.1 Irreversible Environmental Impacts

CEQA Guidelines, Section 15126.2(c) requires that irretrievable commitments of resources be evaluated to assure that such current consumption is justified. This includes use of nonrenewable resources, the commitment of future generations to similar uses, and irreversible damage that can result from environmental accidents associated with the Project.

Construction of the proposed Project would involve consumption of building materials and energy, some of which are nonrenewable or locally limited natural resources (e.g., fossil fuels). Nonrenewable resources used for the proposed Project could no longer be used for other purposes. Consumption of building materials and energy is associated with any development in the region, and these commitments of resources are not unique or unusual to the proposed Project. The main resource consumption of the proposed Project would be of energy, fuel, and building materials used for the compound fencing, paving, and modular buildings. The proposed Project would represent a negligible commitment to use of nonrenewable resources, particularly fuel attributed to operator and user transport to and from the Project site, for the duration of the operation of the Project. In addition, as discussed in Section 4.3, *Air Quality*, use of these nonrenewable forms of fuel energy would contribute to the generation of GHGs with an incremental but less than significant contribution to global climate change. Thus while Project energy demand and use of non-renewable sources would not be significant, the Project would incrementally contribute to resultant secondary impacts to other resources, such as air quality.

As described in the Section 4.7, *Hazards and Hazardous Materials*, solid waste generated at the Project site, including dog and livestock waste, would be disposed of under a contract with Waste Management. Additionally, the proposed Project would involve minimal use or transport of hazardous materials (e.g. fertilizers, pesticides and herbicides would be in small commercially limited quantities consistent with FIFRA regulations) and would not be expected to result in environmental accidents that have the potential to cause irreversible damage to the natural or human environment.

## 6.2 Growth-Inducing Impacts

Section 15126.2(d) of the CEQA Guidelines requires a discussion of how the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Induced growth is distinguished from the direct economic, population, or housing growth of a Project. Induced growth is any growth that results from new development that would not have taken place in the absence of the Project

1 and that exceeds planned growth. CEQA Guidelines also state that growth in any area should  
2 not be assumed to be necessarily beneficial, detrimental, or of little significance to the  
3 environment.

4 Growth-inducing impacts are caused by those characteristics of a Project that tend to foster or  
5 encourage population, either directly or indirectly. Indirect inducements to growth include the  
6 establishment of infrastructure or other conditions at the Project site that would potentially lead  
7 to growth in surrounding areas or growth of a certain type of use. The proposed Project would  
8 not include development of new utility infrastructure or roadways that could induce growth  
9 into undeveloped areas of Monterey County. Short-term construction-related employees are  
10 expected to be hired from the local labor force and would therefore generate little if any short-  
11 term or long-term population increases. Operation of the facility would require a total of eight  
12 full-time employees, which could be hired from the existing local labor market. Secondary  
13 effects attributed to backfill of new employees current jobs could result in a slight increase in  
14 employment generation. However, the Project would not result in a significant creation or need  
15 for new housing or additional development in the region. The Project could induce an increase  
16 in events within agriculturally managed areas; however, numerous events already occur  
17 throughout the Monterey Peninsula and the County would consider the request for such events  
18 on a case-by-case basis. Therefore, the Projects effects on growth inducement would be less than  
19 significant.

## 20 **6.3 Unavoidable Significant Environmental Effects**

21 CEQA Guidelines, Section 15126.2(b) requires a description of any significant impacts resulting  
22 from implementation of a Project, including impacts that cannot be mitigated to below a level of  
23 significance. The proposed Project was evaluated with respect to specific resource areas to  
24 determine whether implementation would result in significant adverse impacts. A detailed  
25 discussion of each of the impacts can be found in Chapter 4.0, *Environmental Impact Analysis and*  
26 *Mitigation Measures*.

27 Specific significance thresholds were defined for each potential impact associated with each  
28 resource area. Based on the environmental impact assessment presented in Chapter 4.0,  
29 *Environmental Impact Analysis and Mitigation Measures*, of this EIR, the proposed Project's  
30 impacts to transportation and traffic would be potentially significant. Mitigation measures were  
31 developed that would reduce the majority of impacts to less than significance levels. However,  
32 the following impacts cannot be mitigated below a level of significance:

- 33 • Transportation and Traffic. The proposed Project would contribute to significant  
34 increases in traffic on Highway 1 from Ocean Avenue to Carmel Valley Road, which  
35 currently operates at an unacceptable Level of Service (LOS) in the southbound  
36 direction. The operation of the proposed Project would also result in a substantial  
37 contribution to cumulatively significant increases in traffic along the segment of  
38 Highway 1 between Ocean Avenue and Carmel Valley Road as well as the segment of

1 Carmel Valley Road between Schulte Road and Rancho San Carlos Road. Further, the  
2 addition of Project-related traffic would result in a substantial contribution to  
3 cumulatively significant impacts at Carmel Valley Road & Rancho San Carlos Road as  
4 well as Carmel Valley Road & Valley Greens Drive.

5 Under CEQA Guidelines Section 150565, when an EIR demonstrates that implementation of a  
6 proposed Project will cause significant immitigable impacts, the agency must issue a Statement  
7 of Overriding Considerations before approving the Project. A Statement of Overriding  
8 Considerations is a report of the lead agency's findings regarding the merits of approving a  
9 proposed Project despite its environmental impacts, and reflects the balancing of competing  
10 public objectives. Therefore, the County will be required to adopt a Statement of Overriding  
11 Considerations to address the immitigable significant impacts listed above.

12 In this instance, the County may review guiding documents, such as the County General Plan  
13 and Carmel Valley Master Plan, when deciding if implementation of the proposed Project is  
14 appropriate despite possible adverse effects that could be caused by implementation of the  
15 proposed Project. To facilitate consideration of these issues, this EIR discloses potential impacts  
16 and also provides a range of Project alternatives which could more fully alleviate environmental  
17 concerns. In addition, Chapter 5.0, *Consistency with Plans and Policies*, provides an overview of  
18 the County's policy context, which provides information on how the Project meets a number of  
19 important County policy objectives and where it may raise concerns over consistency with other  
20 County policies.

## 7.1 Introduction

The California Environmental Quality Act (CEQA) Guidelines state that an Environmental Impact Report (EIR) shall “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives” (Section 15126.6[a]).

An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider in detail alternatives that are infeasible or that would not attain most of the basic objectives of the project (Section 15126.6[f]). Furthermore, an EIR need not consider an alternative with an unlikely or speculative potential for implementation or an alternative that would result in effects that cannot be reasonably ascertained (Section 15126.6[f][3]).

The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. Section 15126.6(a) of the CEQA Guidelines also states that “there is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason” (*Citizens of Goleta Valley v. Board of Supervisors* [1990] 52 Cal.3d 553 and *Laurel Heights Improvement Association v. Regents of the University of California* [1988] 47 Cal.3d 376.).

An EIR is not required to include alternatives that are not feasible. The term “feasible” is defined in the CEQA Guidelines Section 15364, as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” In defining feasibility of alternatives, the CEQA Guidelines state that “among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site” (Section 15126.6[f][1]).

The alternatives considered must adequately represent the spectrum of environmental concerns to facilitate a reasonable choice of alternatives. The EIR must provide the rationale for selecting or defining the alternatives, including identifying any alternatives that were considered by the Lead Agency but rejected as infeasible during the scoping process. The analysis of project alternatives need not be as thorough or detailed as the analysis of the project itself. Rather, the CEQA Guidelines state that an EIR shall include “sufficient information about each alternative to allow meaningful evaluation, analysis and comparison with the proposed project (Section

1 15126.6[d)]". These alternatives must be prepared at a sufficient level of detail to permit their  
2 consideration for adoption by Monterey County (County). When considered with information  
3 contained in the body of this EIR, the analysis contained in these alternatives must adequately  
4 characterize the potential associated impacts. However, depending upon the degree of design  
5 changes associated with any given alternative, an additional environmental review may be  
6 required to refine mitigation measures and assess detailed changes in the project description  
7 associated with the adoption of one of these alternatives.

8 The alternatives analysis for this EIR is presented in five major parts. Section 7.2 describes the  
9 objectives of the Carmel Canine Sports Center (CCSC) Project (Project). Section 7.3 summarizes  
10 the potentially *significant unavoidable* short- and long-term impacts of the Project from information  
11 presented in Chapter 4.0, *Environmental Impact Analysis and Mitigation Measures*. Section 7.4  
12 describes the site selection process, and how the coverage of the different alternatives was  
13 determined. Section 7.5 lists all alternatives that were considered, identifies those alternatives that  
14 were considered but discarded, and provides the rationales for those decisions. Section 7.6  
15 describes those alternatives carried forward for analysis, and discusses potential impacts under  
16 the project alternatives. Each alternative considers the ability to substantially reduce or eliminate  
17 the Project's significant environmental impacts while still meeting basic Project objectives. The  
18 EIR also includes a No-Project Alternative which reflects continuation of existing conditions as  
19 required by CEQA.

20 Section 7.7 then identifies an environmentally superior alternative, based on the Project  
21 Description, with the fewest or least severe significant impacts while meeting the intent of the  
22 greatest number of Project objectives. CEQA Guidelines Section 15126.6[b] states that the  
23 alternatives analysis "shall focus on alternatives to the project or its location which are capable of  
24 avoiding or substantially lessening any significant effects of the project, even if these alternatives  
25 would impede to some degree the attainment of the project objectives, or would be more costly."

## 26 **7.2 Project Objectives**

27 The purpose of the Project is to provide a membership-based canine sports and event center for  
28 the local community, while preserving the opportunity for the Owner to retain the historical use  
29 of the property as a full-scale organic farm. This relationship between Project and the Owner is  
30 intended to provide income through a combination of farming and supplemental uses without  
31 permanent built improvements, thereby preserving farming opportunities within the leased site  
32 over the long term. Objectives of the Applicant for the Project include:

33 Continuance of agricultural production upon prime farmland in lower Carmel Valley consistent  
34 with historical onsite use in the face of increasing development pressures;

35 Additional revenue source from an outdoor recreational use to supplement and sustain ongoing  
36 onsite agricultural operations without permanent conversion of use and loss of prime farmlands;

- 1 Creation of a new local recreational resource for canine activities in a spacious, quiet, contained
- 2 setting;
- 3 Provision of recreational canine-related activities for members compatible with nearby uses;
- 4 Contribution to the local economy with creation of employment opportunities onsite; and
- 5 Provision of special events to allow members to showcase their canine training accomplishments
- 6 with visiting participants at a limited number of dog-related tournaments, fundraisers,
- 7 workshops, and social events annually, similar to special event operations of country clubs.

## 8 **7.3 Summary of Potentially Significant Unavoidable**

### 9 **Project Impacts**

#### 10 **7.3.1 Traffic and Transportation**

11 The proposed Project would result in significant and unavoidable long-term impacts to Traffic  
12 and Transportation. The southbound segment of Highway 1 from Ocean Avenue to Carmel  
13 Valley Road currently operates at an unacceptable LOS F during the Weekday A.M., Weekday  
14 P.M., and Friday P.M. peak hours and LOS E during the Sunday Midday peak hours.  
15 Implementation of the proposed Project would add additional trips to this segment as a result of  
16 typical daily operations during the weekdays and special events between Friday and Sunday and  
17 would therefore exacerbate this condition. Consequently implementation of the proposed Project  
18 would result in impacts that are *significant and unavoidable*.

19 In addition, Carmel Valley Road & Rancho San Carlos Road currently operates at LOS A, under  
20 Cumulative Plus Typical Daily Operations conditions operations at this intersection would  
21 decrease to LOS D. This impact would be *significant and unavoidable*. Similarly Carmel Valley Road  
22 & Valley Greens Drive currently operate at LOS D or better under Cumulative conditions, with  
23 the addition of typical daily Project traffic worsening operations to LOS E or worse under  
24 Cumulative Plus Typical Daily Operations conditions and Cumulative Plus Special Events  
25 conditions. The signal warrant would be met with the implementation of the proposed Project  
26 during all peak hours. Consequently, implementation of the proposed Project would result in a  
27 substantial contribution to cumulative impacts at this intersections. Until a traffic signal or  
28 roundabout is installed at this intersection (refer to MM TRANS-3a, -3b, and -3c) this impact  
29 would continue to be *significant and unavoidable*.

## 30 **7.4 Site Selection Process**

31 The Applicant engaged in an extensive site selection process prior to identifying the proposed  
32 Project site. Site selection was focused on areas in or near the Carmel Valley, as this is where the  
33 Applicant and the intended membership base are located. The County considers the operation of

1 a canine sports center to be similar in character and intensity to a country club and could thus be  
2 considered in most zoning areas with a Use Permit.

3 In order to be suitable for a membership-based canine sports and event center the following site  
4 criteria were identified:

- 5 • A minimum of 40-acres;
- 6 • Primarily level and in or suitable for agricultural production and/or grazing;
- 7 • Available water for agricultural operations;
- 8 • Easily accessible for residents of Carmel Valley;
- 9 • Contain or be suitable for development of a small irrigation reservoir;
- 10 • Compatible adjacent land uses;
- 11 • Located outside the viewshed of a designated scenic highway or route;
- 12 • Paved roads suitable for onsite event staging locations; and,
- 13 • Limited potential for disturbance to special status species.

## 14 **7.5 Alternatives Considered but Discarded**

15 As discussed above, Section 15126.6(c) of the CEQA Guidelines requires that an EIR disclose  
16 alternatives that were considered and discarded and provide a brief explanation as to why such  
17 alternatives were not fully considered in the EIR. In particular, as required by the CEQA  
18 Guidelines, the selection of alternatives included a screening process to determine which  
19 alternatives could reduce significant effects but also feasibly meet Project objectives. The  
20 following alternatives were considered but eliminated from further analysis by the County due  
21 to infeasibility or inconsistency with primary Project objectives.

### 22 **7.5.1 Alternative Sites**

23 A variety of sites were identified and considered on their merits, with particular consideration  
24 given to site access, water availability, and buffering from neighboring residential or sensitive  
25 uses (e.g. schools, hospitals, residential living centers, etc.). Prior to identification of the proposed  
26 Project site, the Applicant considered a number of sites that could meet most objectives of the  
27 Project and many of the criteria outlined in Section 7.4, *Site Selection Process*. Sites that were  
28 considered, but subsequently determined to be infeasible, are further discussed below:

- 29 • Carmel Valley Resort Site. This site is located approximately three miles east from the  
30 mouth of Carmel Valley along the Carmel River. The Applicant approached the existing  
31 resort about a lease or purchase of a fallowed farm field and turf-covered event ground  
32 comprising approximately 50 acres that are partially enclosed in a deer exclusion fence.  
33 The property is accessed via an improved private road leading to a signalized intersection  
34 with Carmel Valley Road. The property is zoned Public/Quasi-Public and has a history  
35 of successful use as an event site, including dog trials.

1 Challenges identified regarding the alternative site include the lack of a clear potable  
2 water source. Additionally, the site is without electrical service, and a majority of the  
3 property is within a 100-year floodplain. The site is also transected by a public  
4 hiking/biking trail and private driveway. Additionally, the resort management wanted  
5 to maintain the option of using the site for several large, non-canine related events each  
6 year. Due to identified challenges, resort management decided not to pursue leasing or  
7 selling the property to the Applicant.

- 8 • Carmel Valley Equestrian Site. This site is located near the mouth of the Carmel Valley,  
9 consisting of approximately 100 fenced acres over three lots. The site contains internal  
10 fencing, a barn, and one residence, with adequate water and space for the proposed CCSC  
11 facilities as well as a substantial number of hiking trails. Due to the alternative site's size,  
12 it would also have a substantial buffer from any nearby land uses.

13 Challenges identified regarding this site were primarily related to access and land use.  
14 The site is accessible only via improved and unimproved private roads, which would  
15 potentially limit some RV access or other event uses. The need for substantial road  
16 improvements to accommodate RV access would result in adverse effects to potentially  
17 sensitive resources and substantially increase costs associated with developing the site.  
18 The property is included within a larger planned development area with use restrictions  
19 that would require an amendment to the Comprehensive Development Plan and a Use  
20 Permit. Due to access constraints, the need for an amendment to the Comprehensive  
21 Development Plan, and associated use restrictions, use of this site was determined to be  
22 infeasible.

- 23 • Carmel Valley Hillside Equestrian Site. This site is located approximately five miles from  
24 the mouth of the Carmel Valley, and consists of approximately 50 acres containing two  
25 residences, barns, and fencing. Challenges associated with this site were primarily related  
26 to geography, land use compatibility, and traffic. This site has significant topography and  
27 the more level areas currently contain equestrian facilities. Even if the expensive removal  
28 of these facilities were to be undertaken, the property would still have limited adequate  
29 space for dog training facilities. The site would also not be feasible for construction of an  
30 irrigation reservoir. The site is located along a portion of Carmel Valley Road in an area  
31 that has limited line of sight and presents traffic safety concerns. In addition, the site is in  
32 the immediate vicinity of a densely populated senior facility, which could result in land  
33 use compatibility concerns related to noise. Additionally, the available water supply for  
34 the parcel was limited and would not allow for agricultural uses associated with the  
35 project objectives. Due primarily to topography, traffic, and land use compatibility  
36 concerns, this site was determined to be infeasible.

- 37 • Former Fort Ord Site. This 27-acre site at former Fort Ord is located approximately five  
38 miles northeast of the Carmel Valley, which could meet the intent of most of the Project  
39 objectives. Challenges associated with this site include the documented presence of  
40 threatened and endangered plants and animals, hazardous materials associated with  
41 historic military use, and land use consistency issues with planned redevelopment, which  
42 would potentially pose similar environmental constraints to the proposed Project.  
43 Additionally, the use proposed was deemed not to be consistent with the economic  
44 development deed restriction on the property as determined by the Fort Ord Reuse  
45 Authority.



1 Due to biological, hazardous materials, land use consistency, and the deed restriction, this  
2 site was determined to be infeasible.

## 3 **7.6 Project Alternatives**

4 As required by CEQA, this Draft EIR considers a range of reasonable alternatives to the Project,  
5 which would feasibly achieve most of the basic objectives of the Project (refer to Section 7.2) but  
6 would avoid or substantially lessen significant effects of the Project. These alternatives were  
7 developed during EIR preparation in response to identified Class I impacts expected to result  
8 from implementation of the Project. The alternatives selected for analysis include:

- 9 • *Alternative 1 – No Overnight RV Parking/Camping Alternative*
- 10 • *Alternative 2 – No Special Events or Maximum Number of Visitors Alternative*
- 11 • *No-Project Alternative*

12 The presentation of each Alternative consists of a brief description of the Alternative itself  
13 followed by an analysis of potential impacts and a comparison to those impacts associated with  
14 the proposed Project. This allows report reviewers to determine the general significance of  
15 impacts (if any) associated with the Alternative and their relative severity when compared to  
16 those associated with the proposed Project. Any substantial new mitigation measures not  
17 included in the analysis of Project impacts in Chapter 4 are also briefly described.

### 18 **7.6.1 Alternative 1 – No Overnight RV Parking/ Camping** 19 **Alternative**

20 This alternative would consist of site improvements and operation of a canine sports and event  
21 center, as described in Section 2, *Project Overview*; however, this alternative would not entail  
22 overnight RV parking/camping during events. Similar to the proposed Project, this alternative  
23 would provide CCSC member facilities, an event fields with training rings, a variety of Member  
24 Training Areas (MTA), and 96,080 square feet of parking areas. The quantity of parking areas  
25 provided is not anticipated to change under this alternative, as RVs and trailers would still be  
26 used during the day of each event. Landscaping, organic agricultural operations, an updated  
27 irrigation system, and an irrigation reservoir would also occur as described under the proposed  
28 Project.

29 Under this alternative, proposed daily operations would not change. CCSC is proposed to be  
30 open 7:00 A.M. to 8:30 P.M. daily without specific reservation and would offer members  
31 competition grade facilities and equipment for a number of different dog-training disciplines, as  
32 well as classes open to members and non-members. This alternative would also allow CCSC use  
33 of the natural areas of the site, south of the existing fence, which would provide picnic areas and  
34 access to existing walking pathways and the Carmel River.

1 This alternative would also include hosting special events up to 24 days throughout the year with  
2 a maximum of 250 people (including vendors, caterers, and event staff) and up to 300 dogs onsite  
3 during the largest events. Under this alternative, however, special events would be limited to  
4 daytime hours only. This would prohibit the use of the event parking area for overnight parking  
5 of vendor and patron RVs and associated overnight campers during event weekends.

6 This alternative would not fully accomplish all of the Project Objectives outlined in Section 7.2,  
7 *Project Objectives*; however, it could reduce potential resource impacts, as discussed below.

#### 8 **7.6.1.1 Effect of Alternative on Resource Areas**

##### 9 Aesthetics

10 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
11 under the proposed Project. Similar to the Project, this alternative would alter the agricultural  
12 character of the site with the development of modular facilities, parking areas, and member  
13 training areas, which would be consistent with the surrounding semi-rural character, given the  
14 site's context within an area of low density commercial and residential development that includes  
15 the adjacent Quail Lodge, Baja Cantina Shopping Center, and residential enclaves on Poplar Lane  
16 and Lake Place. External lighting of facilities and parking areas would be limited and anticipated  
17 to be less than other nearby sources.

18 Under this alternative there would be no aesthetic impacts associated with overnight RV  
19 parking/camping. Although no overnight RV parking would occur, the area would remain with  
20 woodchip and gravel surfaces to accommodate RV parking during the day. RVs would be located  
21 in the event parking throughout the day during the 24 event days each year. This area is set back  
22 approximately 280 to 600 feet from Valley Greens Drive. The RV parking area is sited to minimize  
23 visibility from adjacent areas by locating it away from the eastern and western property  
24 boundaries and behind areas with existing screening vegetation along Valley Greens Drive. The  
25 distance from residential roadways and existing screening vegetation along much of Valley  
26 Greens Drive, supplemented with the proposed six-foot wooden fence and proposed screening  
27 vegetation along Valley Greens Drive would limit views of the RVs. Proposed visual screening  
28 would limit adverse effects to site's visual quality and aesthetic character. Under this alternative  
29 there would be no nighttime light source generated from RV camping within the designated RV  
30 parking area. Therefore, impacts would be less than under the proposed Project, and would  
31 remain *less than significant*.

##### 32 Agricultural Resources

33 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
34 under the proposed Project. Landscaping, organic agricultural operations, an updated irrigation  
35 system and an irrigation reservoir would also occur as described under the proposed Project.  
36 Similarly, this alternative would convert approximately five acres of existing agricultural fields  
37 for the development of the parking areas, site entrance, paths, the 1.2 acre irrigation reservoir,

1 and temporary structures. The Project would not require expansion of infrastructure (i.e.,  
2 wastewater lines) or involve other changes that would individually or cumulatively result in  
3 conversion of additional farmland within or adjacent to the site. All structures and infrastructure  
4 are designed to be temporary such that upon completion of the life of the Project the site can  
5 return to organic agricultural production. The prohibition of overnight parking/camping would  
6 not affect agricultural operations or resources on the site. Impacts would remain *less than*  
7 *significant with mitigation.*

#### 8 Air Quality and Greenhouse Gas Emissions

9 Under this alternative, impacts to air quality and GHG emissions associated with CCSC  
10 construction and daily operations would remain as described under the Project. The prohibition  
11 of overnight parking/camping would potentially result in a minor increase in emissions  
12 associated with RVs and event trailers having to enter and exit the site at the beginning and end  
13 of each event day. It is anticipated that some RVs could stay at campgrounds within the Carmel  
14 Valley vicinity; however, this could increase RV and event trailer transportation distances, vehicle  
15 miles traveled (VTM) and associated mobile emissions. This associated increase in emissions is  
16 anticipated to be nominal and negligible, and impacts would remain *less than significant.*

#### 17 Biological Resources

18 Under this alternative, construction and daily operation of the CCSC would occur as described  
19 under the proposed Project. Therefore, the opportunity to walk in the riparian corridor and visit  
20 the Carmel River would continue to remain unchanged from the Project since the riparian  
21 corridor will only be open to members and not special events participants. The increased presence  
22 of humans and dogs within the riparian habitat area associated with the recreational use of this  
23 area could result in disruption of critical habitat function and natural activities of special status  
24 species, including nesting songbirds, raptors, and waterfowl.

25 The event parking area is located in the northern central portion of the site in an area long under  
26 agricultural cultivation and would not be anticipated to provide habitat for any special status  
27 species. This area is over 500 feet from the Carmel River. The decrease of nighttime lighting from  
28 prohibiting RV camping on 24 nights each year would have a negligible benefit to nocturnal  
29 species that may forage with the agricultural fields (i.e., owls, bats). The prohibition of overnight  
30 parking/camping would not affect biological resources on the site. Impacts would remain *less*  
31 *than significant with mitigation.*

#### 32 Cultural Resources

33 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
34 under the proposed Project. Impacts for the Project were determined to be less than significant  
35 for cultural resources and would also remain *less than significant* for this alternative.

## 1 Geology and Soils

2 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
3 under the proposed Project. This alternative would result in a negligible decrease to expose  
4 people to geologic and seismic hazards during the 24 nights each year that overnight parking/  
5 camping would occur under the Project. Therefore, this alternative would result in fewer impacts  
6 to geology and soils than the proposed Project. Impacts for would remain *less than significant*.

## 7 Hazards

8 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
9 under the proposed Project. This alternative would result in a negligible decrease in the risk of  
10 exposure of people to hazards and fire hazards during the 24 nights each year that overnight  
11 parking/ camping would have otherwise occurred under the Project. Therefore, it would have  
12 similar impacts as identified for the proposed Project related to hazards and would remain *less*  
13 *than significant with mitigation*.

## 14 Hydrology and Water Quality

15 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
16 under the proposed Project. Impacts identified under the proposed Project related to runoff and  
17 water quality would remain. Under the Project, RVs would not have water or wastewater hook-  
18 ups so the prohibition of overnight parking/camping would not change wastewater disposal or  
19 water demands and associated potential impacts would remain *less than significant with mitigation*.

## 20 Land Use and Planning

21 Land use and planning impacts and consistency with plans and policies related to daily operation  
22 of the Project would continue to occur. Without overnight RV parking and use, impacts related  
23 to nighttime noise, light, and neighborhood compatibility would be reduced compared to the  
24 Project. However, this alternative would result in the potential for greater overall impacts as this  
25 alternative would require RVs and event trailers to enter and exit the site at the beginning and  
26 end of each event day. This would potentially result in greater impacts to traffic and circulation  
27 on Valley Greens and Carmel Valley Roads, but would not be inconsistent with existing policy.  
28 Therefore, impacts would remain adverse, but *less than significant*.

## 29 Noise

30 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
31 under the proposed Project. Construction and daily operational noise would remain as described  
32 under the Project. The prohibition of overnight RV parking/camping would be anticipated to  
33 largely eliminate the need for generators to be utilized on the site; however, would increase noise  
34 associated with vehicles arriving and departing the site each day during special events.  
35 Elimination or major reduction of generator use for RVs would decrease potential noise

1 generation from the Project and would eliminate the need for identified noise mitigation. Impacts  
2 would be *less than significant*.

### 3 Recreation

4 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
5 under the proposed Project. The prohibition of overnight RV parking/camping would potentially  
6 result in event patrons needing to use RV park/camping areas at nearby parks. This could  
7 increase demand during weekends when these facilities are already largely operating at capacity.  
8 Impacts due to increased demand on local recreation vehicle camping areas would be adverse  
9 due the potential for substantial demand during special event weekends, but remain *less than*  
10 *significant*, as it is anticipated the event attendees would coordinate arrangements for overnight  
11 stay consistent with camping area requirements. However, the beneficial impacts associated with  
12 provision of an additional recreation resource providing canine sports facilities, including  
13 overnight stays for special events, would be eliminated.

### 14 Transportation and Circulation

15 Under Alternative 1, construction and daily operation traffic associated with the CCSC would  
16 occur as described under the proposed Project. This alternative would result in the potential for  
17 greater overall impacts as this alternative would require RVs, event trailers, and vendors to enter  
18 and exit the site at the beginning and end of each event day. This would substantially increase  
19 travel to and from the site on event weekends, increase VMTs, and worsen impacts identified  
20 within Section 12, *Traffic and Transportation*. Events have been conditioned to avoid peak hours;  
21 however, this would direct additional traffic through the Carmel Valley Road & Valley Greens  
22 Drive intersection. Until a traffic signal or roundabout is installed at this intersection this  
23 intersection would be impacted as a result of the Project and would require mitigation for events.  
24 However, under the cumulative conditions this impact would be *significant and unavoidable*.

### 25 Utilities and Public Services

26 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
27 under the proposed Project. Compared to the Project, this alternative would result in a minor  
28 decrease in potential demands for police protection, fire protection, and landfill use, as these  
29 services would not need to be provided for overnight RV parking/camping on the 24 event days  
30 each year. Under the Project, RVs would not have water or wastewater hook-ups so the  
31 prohibition of overnight parking/camping would not change wastewater disposal and associated  
32 potential impacts would remain *less than significant with mitigation*.

### 33 Other Resources

34 Under Alternative 1, construction and daily operation of the CCSC would occur as described  
35 under the proposed Project. Staffing and job creation would remain as described under the  
36 Project. No mineral extraction or loss of mineral resources would occur. Therefore, Alternative 2

1 would not have any impact on the following resource areas: Mineral Resources and Population  
2 and Housing.

### 3 Conclusion and Relationship to Project Objectives

4 This alternative would not reduce significant traffic impacts to a less than significant level. This  
5 alternative would result in the potential for greater overall impacts as this alternative would  
6 require RVs, event trailers, and vendors to enter and exit the site at the beginning and end of each  
7 event day. This would also result in the potential to increase impacts during special events for  
8 noise and air quality associated with increased traffic to and from the site. However, this  
9 Alternative has similar or reduced impacts associated with the proposed Project for most resource  
10 areas since adverse effects associated with overnight RV parking/camping on the 24 event days  
11 each year would not occur. Reduced impacts would be particularly notable for nighttime noise  
12 and lighting potentially associated with special event camping.

13 This alternative would achieve most of the Project objectives, namely: continuance of agricultural  
14 production upon prime farmland in lower Carmel Valley; additional revenue source from a  
15 temporary outdoor recreational use; creation of a new local recreational resource for canine  
16 activities; provision of recreational canine-related activities for members compatible with nearby  
17 uses; and, contribution to the local economy with creation of employment opportunities onsite.  
18 However, this alternative would not achieve the Project objectives of providing amenities that are  
19 typical of canine sport facilities that include overnight stays for participants and staff.

### 20 **7.6.2 Alternative 2 – No Special Events Alternative**

21 This alternative would consist of site improvements and operation of a canine sports center, as  
22 described in Section 2, *Project Overview*; however, special events, including overnight RV  
23 camping, would not be included to reduce resource and service impacts, most notably circulation  
24 capacity and traffic-safety related concerns. Similar to the proposed Project, this alternative  
25 would provide CCSC member facilities, an event field with training rings, and a variety of MTA.  
26 The alternative would also continue organic agricultural operations on approximately 32 acres of  
27 the Project site. The proposed parking area for RV camping would be eliminated. Landscaping  
28 would also be installed internally and along the boundary of the property. Site improvements for  
29 the CCSC would include an updated irrigation system and an irrigation reservoir located  
30 centrally onsite, which would also be used for canine recreation and training.

31 Under this alternative, proposed daily operations would not change. This alternative would also  
32 allow CCSC use of the natural areas of the site, south of the existing fence, which would provide  
33 picnic areas and access to existing walking pathways and the Carmel River. However, this  
34 alternative would eliminate all special events and 70 RV parking spaces and associated overnight  
35 campers during event weekends. This alternative would not fully accomplish all of the Project  
36 Objectives outlined in Section 7.2, *Project Objectives*. Additionally, although potential resource  
37 impacts would be lessened due to reduced canine sports events onsite, environmental impact  
38 classifications for all resources and services would not change, as discussed below.

### 1 **7.6.2.1 Effect of Alternative on Resource Areas**

#### 2 Aesthetics

3 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
4 under the proposed Project. Similar to the Project, this alternative would alter the agricultural  
5 character of the site with the development of modular facilities, parking areas, and Member  
6 Training Areas, which would be consistent with the surrounding semi-rural character, given the  
7 site's context within an area of low density commercial and residential development that includes  
8 the adjacent Quail Lodge, Baja Cantina Shopping Center, and residential enclaves on Poplar Lane  
9 and Lake Place. External lighting of facilities and parking areas would be limited and anticipated  
10 to be less than other nearby sources.

11 Under this alternative, there would be no aesthetic impacts associated with special events, which  
12 would reduce associated visual impacts from event days, including elimination of RVs associated  
13 with event overnight stays and other visual alternations associated events equipment and  
14 facilities. Therefore, impacts would be lessened in relation to the proposed Project, but would  
15 remain *less than significant*.

#### 16 Agricultural Resources

17 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
18 under the proposed Project. Landscaping, organic agricultural operations, an updated irrigation  
19 system and an irrigation reservoir would also occur as described under the proposed Project.  
20 Similarly, this alternative would convert approximately 5 acres of existing agricultural fields for  
21 the development of the parking areas, site entrance, paths, the 1.2 acre irrigation reservoir, and  
22 temporary structures. The Project would not require expansion of infrastructure (i.e., wastewater  
23 lines) or involve other changes that would individually or cumulative result in conversion of  
24 additional farmland within or adjacent to the site. All structures and infrastructure are designed  
25 to be temporary such that upon completion of the life of the Project the site can return to organic  
26 agricultural production. Eliminating special events would reduce adverse effects upon the  
27 existing agricultural operation due to a potential to use the proposed RV parking areas for  
28 continued agricultural production; however, impacts would remain *less than significant with*  
29 *mitigation*.

#### 30 Air Quality and Greenhouse Gas (GHG) Emissions

31 Under Alternative 2, impacts to air quality and GHG emissions associated with CCSC  
32 construction and daily operations would remain as described under the Project. Eliminating  
33 events would result in a corresponding decrease in emissions associated with RVs and event  
34 trailers traveling to the site for special events. This associated decrease in emissions is anticipated  
35 to be nominal and negligible, and impacts would remain *less than significant*.

## 1 Biological Resources

2 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
3 under the proposed Project. Therefore, the opportunity to walk in the riparian corridor and visit  
4 the Carmel River would continue. The increased presence of humans and dogs within the  
5 riparian habitat area associated with the recreational use of this area could result in disruption of  
6 critical habitat function and natural activities of special status species, including nesting  
7 songbirds, raptors and waterfowl.

8 The event parking area is located in the northern central portion of the site in an area long under  
9 agricultural cultivation and would not be anticipated to provide habitat for any special status  
10 species. This area is over 500 feet from the Carmel River. The elimination of nighttime RV lighting  
11 and noise associated camping would reduce adverse impacts upon noise sensitive biological  
12 resources and upon nocturnal species that may forage with the agricultural fields (i.e., owls, bats)  
13 for events that have overnight camping.; however, primary impacts under the Project are  
14 associated with canine use of the Carmel River during daily operations, which would not be  
15 lessened under this alternative. Impacts would remain *less than significant with mitigation*.

## 16 Cultural Resources

17 Under Alternative 2, construction of the CCSC would occur as described under the proposed  
18 Project. Impacts for the Project were determined to be less than significant for cultural resources  
19 and would also remain *less than significant* for this alternative.

## 20 Geology and Soils

21 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
22 under the proposed Project. This alternative would decrease the exposure of people to geologic  
23 and seismic hazards due to elimination of the maximum 24 nights each year associated with event  
24 overnight parking and camping. Therefore, this alternative would result in fewer impacts to  
25 geology and soils than the proposed Project; however, impacts for would remain *less than*  
26 *significant*.

## 27 Hazards

28 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
29 under the proposed Project. While seismic risks and hazardous materials would continue to pose  
30 a hazard, this alternative would result in a negligible decrease to the risk of exposure of people  
31 to hazards and fire hazards due to a reduction in the number of people that would be on site  
32 during a potential seismic or hazardous materials event. Therefore, it would have similar impacts  
33 as identified for the proposed Project related to hazards and would remain *less than significant*  
34 *with mitigation*.



## 1 Hydrology and Water Quality

2 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
3 under the proposed Project. Impacts identified under the proposed Project related to runoff and  
4 water quality would remain. Under the Project, RVs would not have water or wastewater hook-  
5 ups so the prohibition of special events and overnight parking/camping would not change  
6 wastewater disposal and water demands and associated potential impacts would remain *less than*  
7 *significant with mitigation*.

## 8 Land Use and Planning

9 Land use and planning impacts and consistency with plans and policies related to daily operation  
10 of the Project would be similar to the proposed Project; however, land use compatibility concerns  
11 associated with special events and overnight stays (e.g. noise nuisance, traffic safety concerns  
12 associated with up to 70 RVs and campers) would be eliminated. Land use compatibility concerns  
13 associated with overnight camping and special event traffic and noise would be reduced in  
14 relation to the proposed Project. Therefore, impacts would remain *less than significant*.

## 15 Noise

16 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
17 under the proposed Project. Construction and daily operational noise would remain as described  
18 under the Project. The elimination of special events would have a corresponding decrease in the  
19 frequency, duration, and level of noise disturbance associated with events. A reduction in the  
20 number of attendees would also result in a limited decrease in the overall noise associated with  
21 events. This would decrease potential noise generation from the CCSC events. Impacts would  
22 remain *less than significant with mitigation*.

## 23 Recreation

24 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
25 under the proposed Project. No impacts to recreational resources would occur. Impacts  
26 associated with Project development would remain *less than significant*; however, the beneficial  
27 impacts associated with provision of an additional recreation resource providing canine sports  
28 facilities, including special events and overnight stays, would be reduced.

## 29 Transportation and Circulation

30 Under Alternative 2, construction and daily operational traffic associated with the CCSC would  
31 occur as described under the proposed Project. The elimination of special events and related  
32 traffic would result in reduced impacts particularly during the Friday PM and Weekday PM  
33 traffic, which is predominantly when special event traffic would occur under the Project  
34 (Appendix H). Under this alternative, the intersections of Carmel Valley Road with Highway 1  
35 and Rancho San Carlos Road operate acceptably at LOS C or better so no impacts are noted at  
36 these locations under Existing and Cumulative conditions. The Carmel Valley Road & Valley

1 Greens Road intersection operates at LOS B or better under Existing Plus typical operations  
2 conditions, with the northbound approach operating at LOS F. The peak hour signal warrant  
3 would not be met under Existing Plus typical operations conditions on a Friday. Impacts and  
4 mitigations developed for Weekday PM conditions with the Project would also mitigate impacts  
5 for Friday PM conditions with typical operations.

6 Under Cumulative Conditions, similar to the Project, Carmel Valley Road & Valley Greens Road  
7 would require signalization or installation of a multi-lane roundabout to provide acceptably  
8 operations during Friday PM conditions, similar to Weekday PM conditions. Therefore, impacts  
9 under this alternative would be reduced, but would remain significant under Cumulative Plus  
10 Project conditions. Therefore, impacts would remain *significant and unavoidable*.

### 11 Utilities and Public Services

12 Under Alternative 2, construction and daily operation of the CCSC would occur as described  
13 under the proposed Project. Compared to the Project, this alternative would result in a decrease  
14 in potential demands for police protection, fire protection, and landfill use, as these services  
15 would not need to be provided to respond to overnight RV parking/camping on the 24 event  
16 days each year. Under the Project, RVs would not have water or wastewater hook-ups so the  
17 prohibition of overnight parking/camping would not change wastewater disposal and associated  
18 potential impacts would remain *less than significant with mitigation*.

### 19 Other Resources

20 Under the Alternative 2, construction and daily operation of the CCSC would occur as described  
21 under the proposed Project. Staffing and job creation would remain as described under the  
22 Project. No mineral extraction or loss of mineral resources would occur. Therefore, Alternative 2  
23 would not have any impact on the following resource areas: Mineral Resources and Population  
24 and Housing.

### 25 Conclusion and Relationship to Project Objectives

26 Alternative 2 would not reduce cumulatively significant transportation impacts to a less than  
27 significant level; however, impacts would be lessened for most resource areas since adverse  
28 effects associated with special events and/or overnight RV parking/camping on the 24 event  
29 days each year would not occur. This alternative would achieve a number of Project objectives,  
30 namely: continuance of agricultural production upon prime farmland in lower Carmel Valley;  
31 additional revenue source from a temporary outdoor recreational use; creation of a new local  
32 recreational resource for canine activities; provision of recreational canine-related activities for  
33 members compatible with nearby uses; and contribution to the local economy with creation of  
34 employment opportunities onsite. However, this alternative would not achieve the Project  
35 objectives of providing amenities typical of canine sport facilities that permit special events over  
36 weekends which necessitate overnight stays for participants and staff.

### 1 **7.6.3 No-Project Alternative**

2 Section 15126 (e) (1) of the State CEQA Guidelines requires consideration of a no project  
3 alternative to allow decision-makers to compare the impacts of approving the proposed Project  
4 with the impacts of not approving the proposed Project. This is particularly important where  
5 Project implementation would result in unavoidable and significant impacts.

6 Section 15126.6(e) of the CEQA Guidelines explains the No-Project Alternative as:

7 *“...the circumstance under which the project does not proceed. Here the discussion would compare the*  
8 *environmental effects of the property remaining in its existing state against environmental effects which*  
9 *would occur if the project is approved.”*

10 Section 15126.6(e) further states that:

11 *“the ‘no project’ alternative shall discuss the existing conditions at the time the notice of preparation is*  
12 *published..., as well as what would be reasonably expected to occur in the foreseeable future if the project*  
13 *were not approved, based on current plans and consistence with available infrastructure and community*  
14 *services.”*

15 Under the No Project Alternative, construction and operation of a canine training, recreation, and  
16 event facility would not occur on the Project site. Consistent with CEQA Section 15126.6(e) the  
17 No-Project Alternative describes the effects of the property remaining in its existing state.  
18 However, it is important to note that while the site has not been actively farmed for several years,  
19 no permit is necessary to conduct farming operations on the site. In addition, the Project site’s  
20 eight contiguous assessor parcels are all zoned Low Density Residential (LDR/2.5-D-S-RAZ) and  
21 each parcel could be developed as residential properties, which under the existing zoning would  
22 only require the issuance of Design Approval prior to development.

#### 23 **7.6.3.1 Effect of No-Project Alternative on Resource Areas**

##### 24 Aesthetics

25 Under the No-Project Alternative, construction and operation of a canine training, recreation, and  
26 event facility would not occur. The site would remain in its existing condition and would retain  
27 its current visual character as an agricultural operation. No views would be altered and no new  
28 lighting would be installed. Under the No-Project Alternative there would be no significant  
29 impacts to aesthetic and visual resources compared to the proposed Project and this impact  
30 would remain *less than significant*.

##### 31 Agricultural Resources

32 Under the No-Project Alternative, the Project site would remain agricultural land, retaining its  
33 current use. The temporary conversion of 5.6 acres of farmland for CCSC facilities would not  
34 occur. Additionally, the revenue source from proposed temporary outdoor recreational uses

1 would not help to sustain ongoing onsite agricultural operations. It is anticipated that no  
2 agricultural resources on or adjacent to the site would be converted in the short-term. However,  
3 the property owner has had difficulty in identifying a suitable tenant to continue the site's  
4 agricultural use since the site was fallowed in 2008. If difficulties in identifying a suitable  
5 agricultural tenant were to continue, the potential exists for the site to be subject to development  
6 with the associated loss of prime farmland. As the potential also exists for a suitable agricultural  
7 tenant to be identified and any future development of the site is speculative, similar to the Project,  
8 impacts would remain *less than significant*.

#### 9 Air Quality and Greenhouse Gas Emissions

10 Under the No-Project Alternative, emissions during temporary construction and Project  
11 operation would not be generated. Ongoing agricultural grading is expected to continue, with  
12 limited air quality impacts associated with the generation of fugitive dust from disturbed soils  
13 and diesel particulates associated with heavy farm equipment. These emissions are expected to  
14 be nominal and negligible. Therefore, similar to the Project, air quality impacts would be *less than*  
15 *significant*.

#### 16 Biological Resources

17 Under this alternative, existing use of the site would continue. There would be no increased  
18 potential for disturbance of sensitive or endangered species because no construction or  
19 operational activities would occur. Therefore, under the No-Project alternative, there would be  
20 *no impact* on biological resources.

#### 21 Cultural Resources

22 Although no cultural resources are known to be present within the Project site, under the No-  
23 Project Alternative, there would be no potential for disturbance or damage to any potential  
24 unknown sites or human remains from construction of the CCSC since no construction would  
25 take place. Additionally, the Project site has been continuously cultivated as agricultural lands  
26 and would be expected to continue to be tilled and disturbed under the No-Project Alternative.  
27 This ongoing disturbance has potential to impact unknown buried cultural resources; however,  
28 it is likely that past cultivation would have already disturbed any buried cultural resources.  
29 Therefore, similar to the Project, impacts to cultural resources would be *less than significant*.

#### 30 Geology and Soils

31 Under the No-Project Alternative, no Project construction work, structures, or activities would  
32 occur on the site; therefore, this alternative would not expose people or structures to adverse  
33 impacts resulting from geologic or seismic hazards. Therefore, no direct geology and soils  
34 impacts would occur under this alternative and, similar to the Project, the impact associated with  
35 geologic hazards and seismicity would be *less than significant*.

## 1 Hazards

2 Under the No-Project Alternative, the site would retain its agricultural land use, and no  
3 construction or operational activities would occur. No Project-related hazardous materials would  
4 be exposed or introduced, and no fire hazards would occur. Hazardous material use associated  
5 with agriculture, such as fertilizers or pesticides, is expected to continue. However, since there  
6 would be no additional transport, use, storage, or risk of exposure to hazards, similar to the  
7 Project, this impact would be *less than significant*.

## 8 Hydrology and Water Quality

9 Under the No-Project Alternative, no Project-related construction would occur, and drainage  
10 patterns on the Project site would not be altered. Under this alternative, water demands would  
11 potentially increase compared to the Project, as the production of row crops has historically  
12 required 96 acre feet per year (AFY), as compared to approximately 64 AFY proposed under the  
13 Project. Therefore, impacts to an overdrafted groundwater basin from this alternative would  
14 potentially increase as compared to the proposed Project and would be *less than significant*.

## 15 Land Use and Planning

16 The No-Project Alternative would be consistent with the zoning and general plan land use  
17 designations for the Project site. Continued agricultural use or fallowing of the site would also  
18 not be inconsistent with any plans or policies. Therefore, land use impacts would not occur under  
19 this alternative and there would be *no impact* to land use and planning policies

## 20 Noise

21 Under the No-Project Alternative, construction and operation of a canine training, recreation, and  
22 event facility would not occur and would not result in construction noise on sensitive receptors.  
23 The Project area would retain its current level of noise generated by farm equipment and ancillary  
24 uses. Therefore, noise impacts would be *less than significant*.

## 25 Recreation

26 Under the No-Project Alternative, construction and operation of a canine training, recreation, and  
27 event facility would not occur. No changes to existing site use would occur and there would be  
28 no change to onsite recreation. Beneficial effects of providing a new recreational resource in the  
29 Carmel Valley would not occur and there would be *no impact* to recreational resources

## 30 Transportation and Circulation

31 Under the No-Project Alternative, construction and operation of a canine training, recreation, and  
32 event facility would not occur. No impacts to local roadways or regional highways would occur  
33 associated with construction or operation of the Project. Therefore, there would be no potential

1 to impact traffic as a result of construction and operation-related activities and there would be *no*  
2 *impact* to transportation and circulation.

### 3 Utilities and Public Services

4 Under the No-Project Alternative, no new demands for police protection, fire protection, landfill,  
5 sewer system facilities, or storm water drainage would occur. Therefore, there would be and there  
6 would be *no impact* to public services and utilities.

### 7 Other Resources

8 Under the No-Project Alternative, construction and operation of a canine training, recreation, and  
9 event facility would not occur. Therefore, the No-Project Alternative would not have any impact  
10 on the following resource areas: Mineral Resources and Population and Housing.

### 11 Conclusion and Relationship to Project Objectives

12 This alternative would avoid all adverse environmental impacts, including the significant and  
13 unavoidable land use and traffic and circulation impacts associated with the proposed Project.  
14 Conversely, this alternative would not result in the beneficial impacts, including the certain  
15 continued agricultural use of the site and provision of a new quasi-public recreational resource.  
16 By not providing a tenant and supplemental income to continue agricultural uses, there is  
17 increased potential for the Project site's eight contiguous assessor parcels could be developed as  
18 residential properties, which under the existing zoning would only require the issuance of Design  
19 Approval prior to development. This alternative would also not achieve any of the Project  
20 objectives, such as additional revenue source from a temporary outdoor recreational use to  
21 support ongoing agriculture onsite; creation of a new local recreational resource for canine  
22 activities; provision of recreational canine-related activities for members compatible with nearby  
23 uses; and contribution to the local economy with creation of employment opportunities onsite.

## 24 **7.7 Identification of Environmentally Superior** 25 **Alternative**

26 As presented in the comparative analysis above, there are a number of factors in selecting the  
27 environmentally superior alternative. As required by CEQA, if the Environmentally Superior  
28 Alternative is the No-Project Alternative, CEQA requires identification of an environmentally  
29 superior alternative from among the other alternatives.

30 Based on the analyses conducted in the preparation of this EIR, Alternative 2 has been identified  
31 as the environmentally superior alternative. Alternative 2 would substantially reduce Project-  
32 specific traffic impacts, although cumulative traffics would remain significant and unavoidable.  
33 Alternative 2 would also provide a beneficial effect by expanding recreational opportunities both  
34 locally within Carmel Valley as well as regionally in the greater Monterey Bay area; however,  
35 elimination of special events would not meet a primary Project objective of the Applicant, to

- 1 provide a special event venue and would reduce beneficial recreational opportunities.
- 2 Alternative 2 provides the most benefit while reducing traffic related impacts and achieving most
- 3 the Project Objectives. Therefore, Alternative 2 is the Environmentally Superior Alternative.

4 **Table 7-1. Impact Classification Comparison of Alternatives to the Proposed Project**

<b>Resource Area</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>No Project Alternative</b>
Aesthetics and Visual Resources	Similar	Similar	No impact
Air Quality	Similar	Similar	No impact
Cultural Resources	Similar	Similar	No impact
Hazards and Hazardous Materials	Similar	Similar	No impact
Land Use and Planning	Similar	Similar	No impact
Noise	Similar	Similar	No impact
Transportation and Traffic	Similar	Reduced	No impact
Hydrology and Water Quality	Similar	Similar	No impact
Agriculture and Forest Resources	Similar	Similar	No impact
Geology and Soils	Similar	Similar	No impact
Biological Resources	Similar	Similar	No impact
Mineral Resources	No impact	No impact	No impact
Population and Housing	No impact	No impact	No impact
Recreation	Similar/Beneficial	Similar/Beneficial	No impact/ No benefit
Utilities and Public Facilities	Similar	Similar	No impact
Project Objectives Met	Some	Some	Few

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## Chapter 9

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