

County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**

**FILED**

DEC 20 2013

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

<b>Project Title:</b>	Carmel Canine Sports Center
<b>File Number:</b>	PLN130352
<b>Owner:</b>	Carmel Canine Sports Center
<b>Project Location:</b>	8100 Valley Greens Drive, Carmel Valley
<b>Primary APN:</b>	169-431-001, 002, 003, 006, 007, 008 011 & 012
<b>Project Planner:</b>	John Ford/Steve Mason
<b>Permit Type:</b>	Use Permit and Design Approval
<b>Project Description:</b>	The project consists of the operation of a private "canine sports & event center". This will include daily training activities and up to 24 special event days. The site improvements will include a 800 square foot modular office trailer, 600 square foot restroom trailer, 600 square foot clubhouse trailer, 400 square foot electrical room and excavation of a 1.2 acre pond. The special events would allow up to 70 RVs to camp on site. There will be provisions for 200 parking spaces.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Monterey County Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	December 23, 2013
<b>Review Period Ends:</b>	January 24, 2013

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



## *INITIAL STUDY*

### ***I. BACKGROUND INFORMATION***

**Project Title:** Carmel Canine Sports Center

**File No.:** PLN130352

**Project Location:** 8100 Valley Greens Drive, Carmel Valley

**Name of Property Owner:** Wolter Properties LP

**Name of Applicant:** Carmel Canine Sports Center

**Assessor's Parcel Number(s):** 169-431-001, 002, 003, 006, 007, 008 011 & 012

**Acreage of Property:** 43 (approximately)

**General Plan Designation:** Residential – Low Density 5-1 Acres/Unit

**Zoning District:** Carmel Valley Master Plan

**Lead Agency:** County of Monterey – RMA Planning Department

**Prepared By:** John Ford (Senior Planner)/Steve Mason (Associate Planner)

**Date Prepared:** December 2013

**Contact Person:** John Ford/Steve Mason

**Phone Number:** (831)755-5158/(831)755-5228

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

### **A. Description of Project Site:**

The project site is comprised of 8 parcels totaling approximately 43 acres. The parcels range in size from 2.6 acres (APN 169-431-002-000) to 12.2 acres (169-431-008-000) and are undeveloped aside from an existing single-family dwelling on the northernmost portion of parcel 169-431-011-000 (abutting Valley Greens Drive.) The existing home is not associated with the proposed project. The site is predominantly level, with trees located around the site periphery. The southernmost edge of the project area is comprised of riparian forest buffering the Carmel River which crosses the site in an east-west direction. A portion of the site is within the Carmel River 100 year floodplain.

The site has been used for row crop farming dating back to the 1800's. The site was recently planting with turf-grass.

The project parcels are zoned "Low-Density Residential", which is described in the Monterey County Zoning Code (Title 21) as: *"A district to accommodate low density and intensity uses in the rural suburban areas of the County of Monterey and to ensure that allowable land uses are compatible in the area."*

### **B. Description of Use:**

The project consists of the operation of a private "canine sports & event center". The membership goal for the sports center is 500 with an estimated average use of 20% or 100 members per day using the facility. Staff members will be available on-site during operating hours with a projected total of 8 employees. The canine sport center has two components as follows:

#### **1. Daily Training and Exercise:**

- a. Areas will be offered for the following types of training:

Agility	Obedience	Socialization
Herding	Nose Work	Tracking
Rally	Responsible Pet Ownership	Field work
Lure Coursing	Fly Ball	Dock Diving

- b. Members will be able to reserve specific spaces and use off-leading walking paths, picnic areas, open exercise areas and the small clubhouse from 7 AM to 8:30 PM daily.
- c. Classes and Workshops for up to 10 participants scheduled throughout the day. This may include members and non-members.

2. Special Events:

- a. Up to 24 event days per year with a maximum of 250 people in attendance (Participants, spectators, employees, vendors and guests)
- b. Space for food and retail vendors to display and sell goods.
- c. Space for up to 70 RVs to park on the event weekends.

**C. Site Improvements:**

Much of the site has been converted to growing grass which will be used for the activity and training areas. This was undertaken as an agricultural activity. When the site was prepared for planting sod, an irrigation pond was excavated. This pond requires a grading permit and is being evaluated as part of this Initial Study. The applicant is proposing to install the following structures in support of the use:

- Modular office trailer (800 square feet),
- Restroom trailer (600 sf),
- Clubhouse or “member” trailer (600 sf) and
- Electrical/storage room (400 sf).

A large portion of the 40 acres will be maintained in irrigated open field planted in hay, grain, and pasture crops. This area will also be used for dog training activities including herding. Livestock used will be sheep, goats and ducks, with generally 20-30 and no more than 50 sheep and/or goats residing on the property.

Vehicle parking, in the form of crushed granite areas, would accommodate 200 spaces, including 5 (paved) handicapped-accessible spaces.

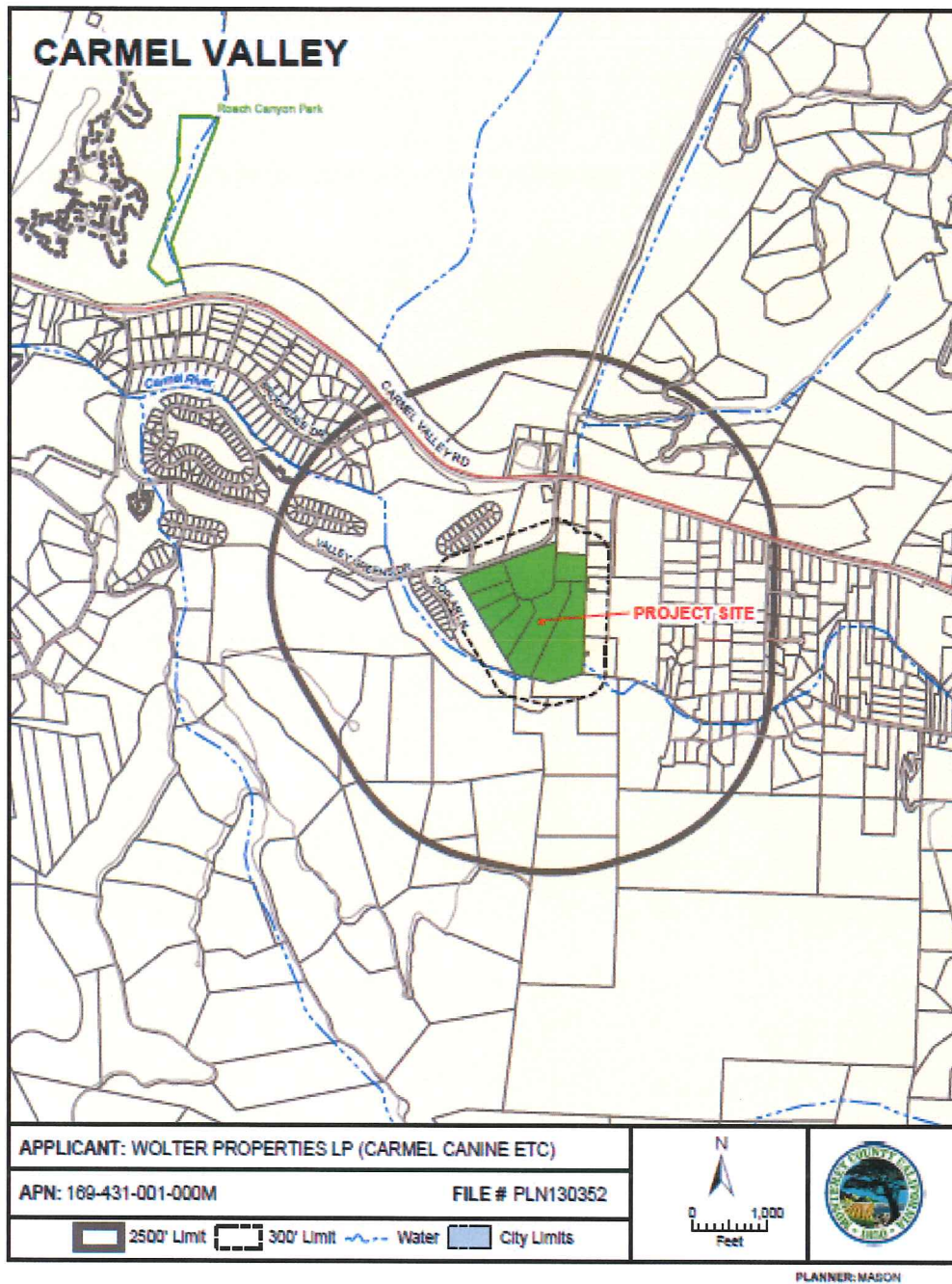
The applicant also proposes to make sensitive seasonal use of the riparian area of the property for picnics and walking along existing pathways and in existing disturbed areas.

Prior to commencing operations, the following Planning Department Permits must be approved:

- A. Use Permit for operation of the Sports Center, including daily activities as well as 24 annual “event days.”
- B. Design Approval for all structures proposed to be placed on the project site.



## Project Vicinity Map:



The project site is located approximately 3.2 miles east from intersection of Highway 1 and Carmel Valley Road, and .2 miles south from intersection of Carmel Valley Road and Valley Greens Drive.





### C. Surrounding Land Uses and Environmental Setting:

The subject site is located in the Carmel Valley, south of the intersection of Carmel Valley Road and Valley Greens Drive. The site is accessed by Valley Greens Drive. To the east of the site is existing farm land, to the north of the site are a mix of uses including farm land, and north of that is a retail center, Quail Lodge and Valley Greens Drive, further north are residences. To the west of the site is a portion of the Quail Lodge Golf club and west of that are residences. The southern portion of the site is the Carmel River Riparian Corridor.

The golf course parcels abutting the project site immediately to the north and west are zoned “Open Space,” described pursuant to Monterey County Zoning Code (Title 21): “To promote a rural atmosphere in an otherwise urban or semi-urban development and to hold for future generations open space in which trees and plants can grow.”



#### “Angled” Aerial View of Project Site and Surrounding Area (Facing North)

Quail Lodge & Golf Club is located directly adjacent to the north (across Valley Greens Drive) and west, and the Carmel River abuts the project site to the south. The parcels located immediately to the east are utilized primarily for agricultural purposes.

The parcel at Quail Creek resort directly across the street from the project site which contains the lodge structures is zoned “Visitor Serving/Professional Office Zoning District,”: “A district to

establish areas necessary to service the needs of visitors and professional services to Monterey County.”

**D. Other public agencies whose approval is required:**

**MPWMD** - The use of water for the CCSC require approval of a Water Distribution System Permit from the Monterey Peninsula Water Management District (MPWMD). The applicant has also submitted a Riparian Rights Determination for MPWMD action.

**SWRCB** - One avenue for the applicant to perfect the water rights for the project site is to obtain an Appropriative Right from the SWRCB. This application has been filed and is in process.

**RWQCB** – An applicant-submitted Stormwater Pollution Prevention Plan must be reviewed and approved by the Central Coast Regional Water Quality Control Board (RWQCB).

**HCD** – The design for the proposed recreational vehicle parking and access areas must be reviewed and approved by the State of California Department of Housing and Community Development (HCD). An HCD-issued “Special Occupancy Park Permit” must be obtained by the applicant prior to overnight use by recreational vehicles on the site.

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

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

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

#### General Plan/Area Plan.

The proposed project was reviewed for consistency with the 2010 Monterey County General Plan and the Carmel Valley Master Plan. Section IV. 9 below (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. The proposed project would allow a Canine Training and event facility on property historically used for agricultural production and designated in the CVMP for single family residential use. The Zoning Ordinance implements the General Plan and allows uses of a similar nature to those uses allowed within the LDR Zoning District subject to approval of a Use Permit. Upon a finding that the project is of a similar nature and is a conditionally permitted use a Use Permit can be approved by the Planning Commission. Subject to these factors the project is consistent with the General Plan. **CONSISTENT**

#### Air Quality Management Plan (AQMP).

Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The project is consistent with the 2010 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast. The proposed project will not increase the population of the area nor generate additional permanent vehicle trips. Therefore, the project will be consistent with the AQMP. **CONSISTENT**

#### Water Quality Control Plan.

The Regional Water Quality Control Board (RWQCB) incorporates the County's General Plan in its preparation of regional water quality plans. In addition, the project is consistent with the parameters required for a Regional Board Subsurface Disposal Exemption. Section VI. 8 (Hydrology and Water Quality) below discusses whether the proposed project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage. **CONSISTENT**

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

##### **A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

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

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

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

**EVIDENCE:**

##### **5. CULTURAL RESOURCES**

The project site has been previously disturbed through the course of over one hundred years of agricultural activity, and additional grading required for the project will be

insignificant (approx. 100 cubic yards). An Archaeological Survey of the eight parcels constituting the project site was prepared in June, 2013, which concluded:

- None of the indicators that define cultural resources in this region were present on the project parcels.
- There are no cultural materials to indicate an archeological deposit on the project parcels.
- There is no reason to delay the project based upon concern for cultural resources.

A standard Planning Department Condition of Approval, included with most projects requiring ground disturbance, will be attached to the project which requires:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

The excavation of the irrigation pond did not uncover or reveal any artifacts or cultural material which would indicate that the site contains any cultural resources.

## **6. GEOLOGY AND SOILS**

The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving location in proximity to an earthquake fault, strong seismic ground shaking or failure or landslides. The County Geographic Information System does not identify the site in proximity to an earthquake fault, and the site does not have topographic relief that would pose a landslide risk. The site soils are not unstable and will adequately support the use of the site as a canine training facility and the small ancillary buildings associated with the use.

## **8. HAZARDS AND HAZARDOUS MATERIALS.**

The proposed use will not use regulated hazardous materials nor will hazardous materials be transported as part of the use. There are not any existing buildings which will need to be removed or other material on site that could result in exposure of people to hazardous materials. The site is not located within an airport land use plan or in the vicinity of a private airstrip. The site is not located so as to impair implementation of emergency response plans and will not expose people or property to risk of loss due to wildland fires as the site is not located in a wildland area.

## **11. MINERAL RESOURCES**

No mineral resources or resource recovery sites have been identified on the site or in the immediate area, and, consequently, no impacts to mineral resources are anticipated.



**13. POPULATION AND HOUSING**

The project does not propose the construction of any residential facilities nor will it create jobs that result in an increased housing demand, and, as such, will not have an effect on long-term population and housing.

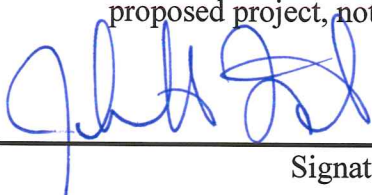
**15. RECREATION**

The project would not result in a substantial increase in use of existing recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The subject property is not within close proximity to any public parks, recreational trails or designated historical structures.

**B. DETERMINATION**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

*John H Ford*

December 20, 2013

Date

*Senior Planner*





Signature

Steve Mason

December 20, 2013

Date

Associate Planner

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## ***VI. ENVIRONMENTAL CHECKLIST***

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 6 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Discussion/Conclusion/Mitigation:**

### **Aesthetics 1. (b) No Impact**

The project site is not visible from any State Scenic Highway, nor does it entail proposed damages to any scenic resources (buildings, rock outcroppings, historic buildings, etc.).

### **Aesthetics 1. (a), (c) & (d) Less Than Significant Impact**

The project site is located in an area designated as visually “sensitive” pursuant to the 2010 Monterey County General Plan, which includes the Policy:

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

Structures proposed to be placed at the project site will consist of an office trailer (800 square feet), restroom trailer (600 sf), “member” trailer (600 sf) and electrical/storage room (400 sf). The tallest of these structures will be the electrical/storage room, at 13’-6”. The structures will be screened at many vantage points on Valley Greens Drive by existing vegetation at the project site, though they will be clearly visible through an approximately 350’ stretch running east from the project site entrance. Limited views of the structures will be apparent from Valley Greens Drive, Lake Place and Poplar Lane, at distances of approximately 150’, 550’ and 1,100’, respectively. The structures will be comprised of muted, earth-tone colors, and are not expected to create any significant visual impacts. The structures will not constitute ridgeline development, nor will they be visible from a designated Scenic Highway. The balance of the project area will consist of gravel parking area, gravel walking paths, grass-turf fields, a hayfield, fencing (chain link/galvanized metal/natural cedar wood), and an irrigation reservoir. None of these features are atypical in the context of the rural nature of Carmel Valley, nor are they expected to create any significant visual impacts. Any exterior lighting would be required, pursuant to a standard Condition of approval, to be unobtrusive, down-lit, and designed so as to illuminate the immediate area only.



Project site as viewed from directly adjacent on Valley Greens Drive.  
Note flagging and staking of proposed structures.



Project site as viewed from Lake Place, approximately 230' north from intersection of Valley Greens Drive. Project site is shielded from view by existing topography.





Project site as viewed from Poplar Lane, approximately 500' south from intersection of Valley Greens Drive. Flagging and staking faintly visible at approx. 1,200' distance.



Project site as viewed from Carmel Valley Road, approx. 1,300' west from intersection of Valley Greens Drive. Project site (1,500'+ distance) is obscured by existing vegetation and topography.

## 2. AGRICULTURAL AND FOREST RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

#### **Agricultural and Forest Resources 2. (b), (c) & (d) No Impact**

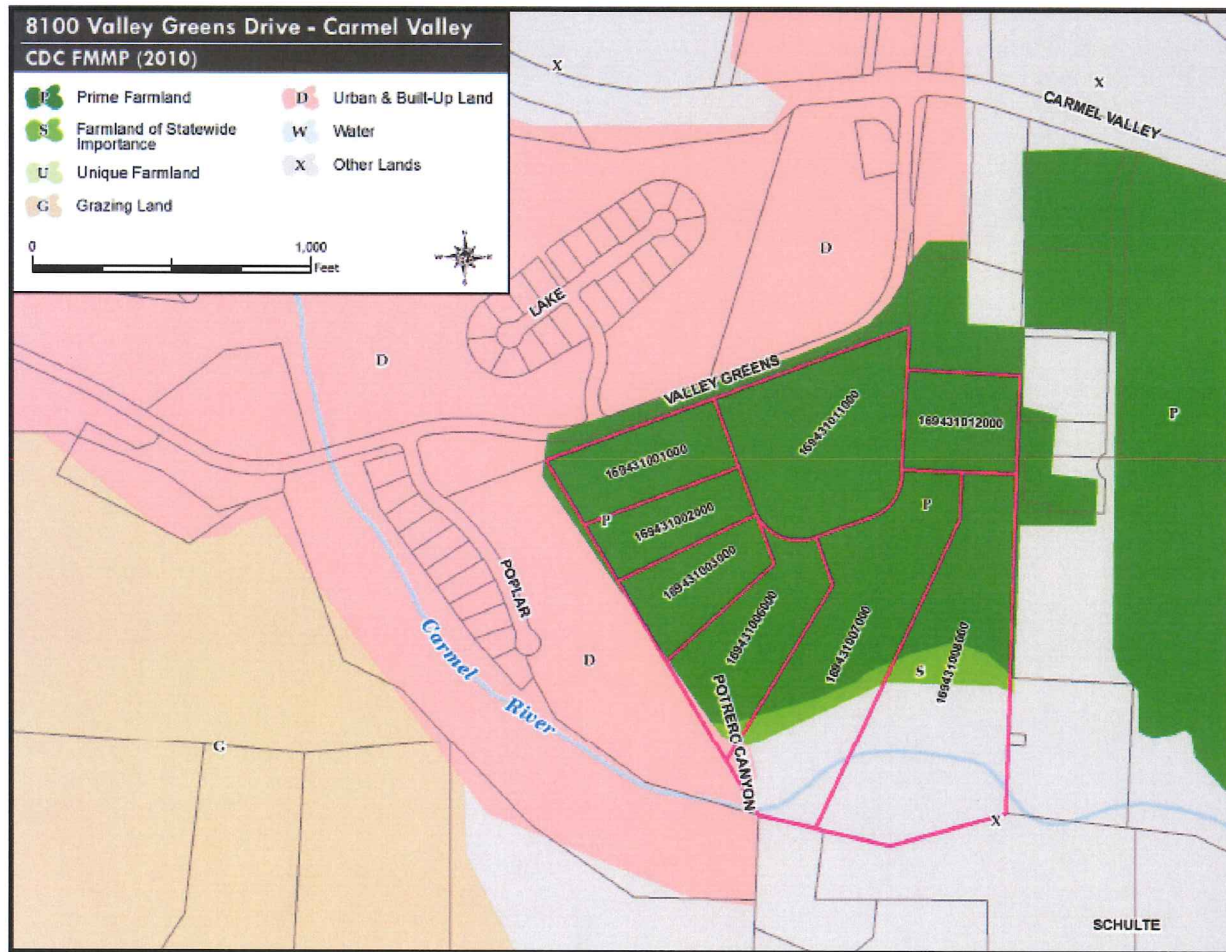
The project site is not under Williamson Act Contract. Operation of the facility, as proposed, should not impact ongoing agricultural operations on adjacent parcels to the east of the project site. No forest land will be affected by the project.

#### **Agricultural and Forest Resources 2. (a) & (e) Less Than Significant Impact**

According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the project site is designated as primarily "Prime" Farmland throughout most of the area proposed for development. (See map below – Project parcel boundaries highlighted in purple). The parcels which constitute the subject site have zoning designations to allow development of single family residences and this could occur subject to approval of a Design Approval and an Administrative Permit. The proposal by the applicant includes the provision that the site must be restored to an organic farm when the use ceases.

With the possible exception of the proposed septic field area (approximately 6,500 square feet), the majority of the proposed project has been designed so that the area can be re-converted to agricultural use in the event that the Canine Sports Center were

The project site is not under Williamson Act Contract. Operation of the facility, as proposed, should not impact the ongoing agricultural operations on adjacent parcels to the east of the project site.





### 3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

##### **Air Quality 3. (a), (b), (c), (d), (e) & (f) Less Than Significant Impact**

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has prepared an Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance.

The development on the project site for a canine sports center will be in accordance with the Association of Monterey Bay Area Governments (AMBAG) population projections, which is accommodated in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP.



The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM<sup>10</sup> to be 2.2 acres of disturbance per day. Adherence to this standard will be required.

The construction of the on-site modular structures is not expected to generate a significant amount of greenhouse gasses. Specifically, construction-related PM10 emissions are not expected to exceed the MBUAPCD's daily threshold for PM10. Additionally, construction-related NOX emissions from construction equipment is not expected to exceed the MBUAPCD's daily threshold for NOX.

The nearest residential "sensitive receptors" from the project site are the transient residential units at Quail Lodge Resort (100' distant from the nearest point of the project parcels), single family dwellings at Lake Place (approximately 300') and single family dwellings at Poplar Lane (approximately 375'). Project-related vehicle emissions are not expected to impact any of these "receptors" to a measurable degree.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**4. BIOLOGICAL RESOURCES**

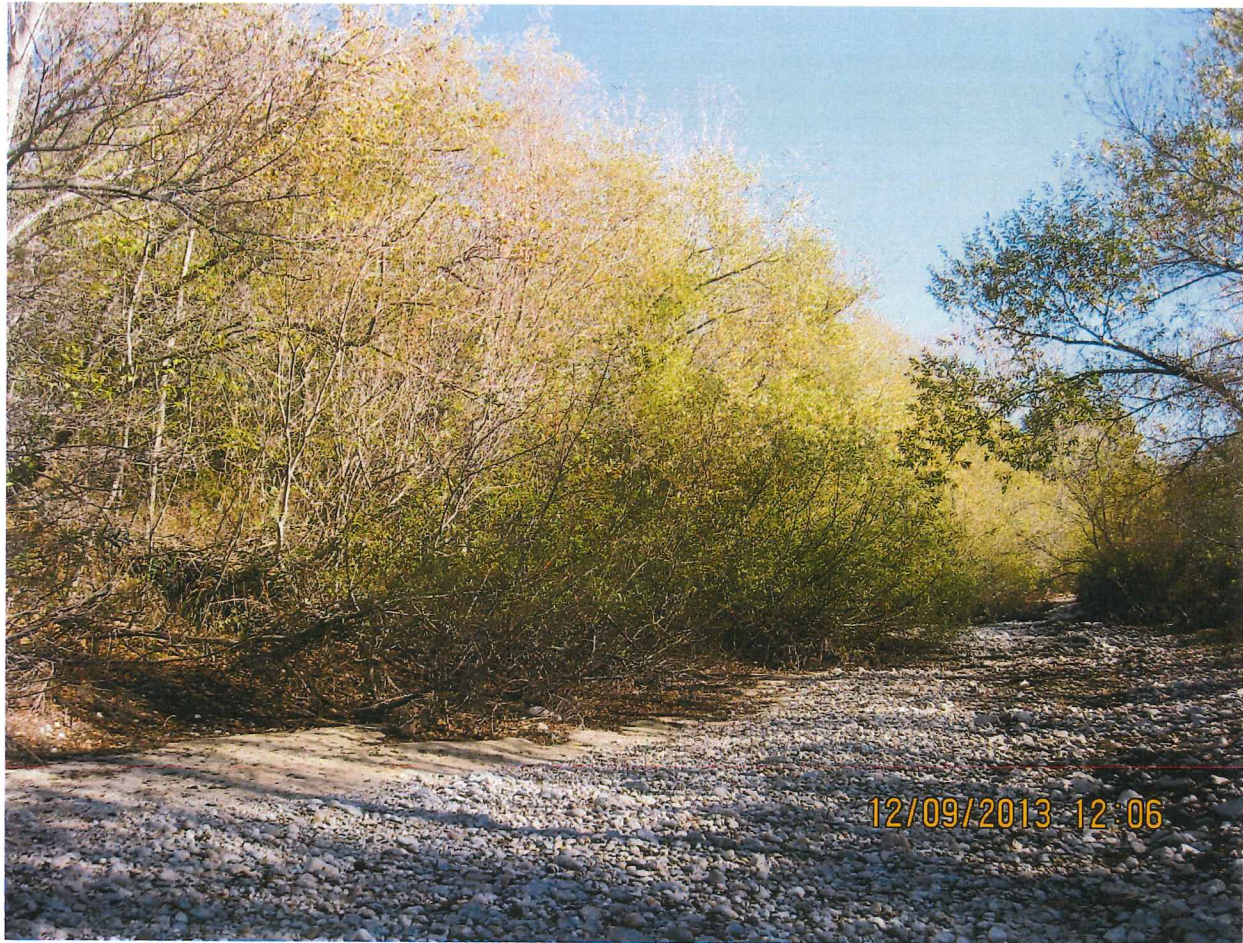
Would the project:	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:****Biological Resources 4. (c) & (f) No Impact**

The project, as proposed, will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, nor will it conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The areas which have been historically farmed do not contain wetlands and this is the primary location of activity. The Carmel River is to the south of the site, but there will not be any formal improvements within the riparian area and there will not be an increase in runoff from the proposed project.

**Biological Resources 4. (a), (b), (d) & (e) Less Than Significant Impact With Mitigation Incorporated**

Pursuant to the project description and plan set, the applicant is proposing "River Access & Picnic Area" at two points. A site visit by County staff on December 9, 2013, concluded that the entirety of the project area fronting the Carmel River is overgrown by a dense strip of riparian vegetation, with no visible trails or access points to the River from the project area:



View from bed of Carmel River, facing east. Project site is on left.  
(See “Aerial View” image under section II.B for additional visual reference)

The 2010 Monterey County General Plan, Carmel Valley Master Plan, Policy CV-3.8 states:

CV-3.8 Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. 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 lot.

Monterey County Inland Zoning Code (Title 21) “Regulations for land use in the Carmel Valley floodplain,” lists among the “activities hereby prohibited”:

21.64.130. D.1.b Alteration of the living riparian vegetation by removal, thinning, or other means.

The project description and application material do not describe how activities within the Riparian area can occur consistent with these policies, nor have any reports been submitted analyzing potential impacts resulting from removal of riparian vegetation that would be required in order to accommodate the proposed “River Access & Picnic Areas” as proposed. Due to the

lack of any additional information, and the direct conflict of the “Access/Picnic” proposal with CV-3.8 and 21.64.130.D.1.b, a mitigation measure is needed to preclude river access. The following mitigation measure is proposed:

**Mitigation Measure 1 :**

The proposed “River Access & Picnic Areas” is not approved as a part of the project application. The riparian area shall remain in a natural state and no removal of vegetation is authorized for purposes of allowing activities (hiking, dogs in the river, picnics, etc.,) to occur within the riparian area.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 6, 11))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 6, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 6, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 6, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.5



6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 14) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.6

**7. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 5, 6, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 5, 6, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Greenhouse Gas Emissions 9. (a) & (b) Less Than Significant Impacts**

The Office of Planning and Research (OPR) is the state-wide, comprehensive planning agency responsible for making policy recommendations and coordinating land use planning efforts. The OPR also coordinates the state-level review of environmental documents pursuant to the CEQA. Currently, the OPR's stance on greenhouse gas (GHG) significance thresholds has been to allow each lead agency to determine their own level of significance. At this time, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not finalized specific GHG thresholds of significance. However, construction-related air quality impact thresholds are addressed in the MBUAPCD's Air Quality Management Plan (AQMP). The short-term (construction-related) impacts of the proposed project are expected to be well under said threshold. On October 24, 2008, the California Air Resources Board (CARB) released their interim CEQA significance thresholds for GHG impacts dictating that a project would be considered less than significant if it meets minimum performance standards during construction and if the project, with mitigation, would emit no more than approximately 7,000 metric tons of carbon dioxide per year during operation. This project's impact is expected to be below this CARB threshold. There are presently no County-based thresholds for GHG emissions.

The project will not result in population growth and, as such, will not result in an increase in population-related greenhouse gas emissions.

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.8

## 9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1,12 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## **Discussion/Conclusion/Mitigation:**

### **Hydrology and Water Quality 9. (f), (g), (h) & (i) No Impacts**

The project site is situated at approximately 60 feet above mean sea level and over four miles distant from the Pacific Ocean, and as such, would likely only be affected by a seiche or tsunami of biblical proportions. There are no known historical records of mudflows occurring within the immediate project area, and the project does not propose the placement of any housing within the 100-year floodplain.

### **Hydrology and Water Quality 9. (i) Less Than Significant Impacts**

The project site is located partially within the 100-year floodplain of the Carmel River. The portion of the site within the floodplain is located within the floodway fringe and not the floodway. The floodway is that area which is needed to convey the 100 year storm assuming that the entire floodway fringe were filled in without resulting in an increase in the water surface elevation of more than one foot. The floodway is not being impacted by this project. The project includes the excavation of an irrigation pond, with the redistribution of the excavated material on the site within the floodway fringe and outside of the floodplain. . There are also fences and a pump house proposed within the floodway fringe. The proposed development is compliant with Monterey County floodplain regulations, and it will not adversely affect the ability of the floodplain to convey floodwaters. Thus, the impact is less than significant.

### **Hydrology and Water Quality 9. (a) Less Than Significant Impacts With Mitigation Incorporated**

The majority of the project area is, and will be, comprised of permeable surfaces (Primarily dirt, grass, hayfield, crushed granite and approximately 6,400 square feet of permeable paving). Of the project site's approximately 1,800,000 square foot coverage area, roughly 13,840 combined square feet (approximately .08%) will be made up of non-permeable surfaces (2,400 SF modular structures and 8,640 SF paved entry driveway, 1,800 SF ADA access sidewalks, 600 SF handicap parking stalls and 400 SF water system pad). Due to the relatively minor coverage area of non-permeable surface proposed, and the flat topography of the project area, alterations to existing drainage patterns at the site are not anticipated. The proposed non-permeable areas are located outside of the FEMA 100-Year Floodplain Area. A Stormwater Pollution Prevention Plan will be required to be submitted the Resource Management Agency – Environmental Services for review and approval prior to the issuance of any Building Permits.

Typically impacts to water quality associated with new develop are the result of either erosion, or contaminants entering the surface water from increased runoff across impervious surfaces. In this particular case the amount of impervious surface is very minor and runoff will not be collected and transported to a water body (the Carmel River.) Therefore there is not expected to be impacts from increased runoff. The site will include the presence of animals for herding and canines as part of the use. The manure produced by these animals if allowed to accumulate or if the concentration of animals was such that it could result in a degradation of water quality. In order to mitigate this, the following mitigation measure will be required:

#### **Mitigation Measure 2:**

A Manure Management Plan shall be prepared identifying the following:•

- The number of acres used for grazing. The number of grazing animals shall not exceed one animal for every 20,000 square feet of area devoted to grazing.
- The pasture area shall have all manure removed at least once each week and the manure shall be disposed of in a manner acceptable to the Environmental Health Bureau.
- All dog feces shall be picked up at the end of each day at the end of each day and shall be disposed of in a manner acceptable to the Environmental Health Bureau.
- The property owner will be responsible for monitoring the facility for compliance with these requirements. Monitoring shall be recorded in a log that will be maintained on site and is subject to inspection by the County of Monterey upon request.

**Mitigation Measure 3:**

A Stormwater Pollution Prevention Plan (SWPPP) must be submitted to, and approved by, the Resource Management Agency.

**Hydrology and Water Quality 9. (b) Less Than Significant Impacts With Mitigation Incorporated**

The water for the proposed use will come from the Carmel Valley Alluvial Aquifer (CVAA). The use of additional water on the site above that which is considered the baseline would constitute a significant impact due to the over appropriated condition of the CVAA and its status as critical habitat for two threatened species. However if the proposed use of water for the CCSC and the ongoing irrigation is less than the baseline, then the impact would be considered less than significant.

The determination of the baseline for water usage is critical to this determination. The site has been farmed dating back to the 1800's. For the last four years (since 2008) the site has been fallow. Because it is not uncommon to allow irrigated farmland to go fallow for a period of time, and due to the extended history of irrigated agriculture on this site, the determination of the baseline will not rest solely on the most recent years. Instead, the County will consider a broader span of time as well as protocols used by other agencies with regulatory authority over the CVAA.

The State Water Resources Control Board has determined in prior actions (Order 95-10 as amended by subsequent orders, Decision 1632) that the CVAA is a subterranean stream flowing through a known and definite channel making this alluvial aquifer essentially surface water. Surface water rights are divided into two general categories: riparian rights and appropriative rights. Riparian rights are considered the paramount water right and in most situations senior to appropriative rights. Riparian water rights are typically only vested in parcels abutting a watercourse, but in the case of the Carmel Valley Alluvial Aquifer parcels which overlie the underflow of the aquifer may have riparian rights unless they have been lost. In this situation, the property overlies the aquifer and the applicant and the property owner have claimed that the riparian right has not been lost. The applicant has submitted a Riparian Rights Determination to the Monterey Peninsula Water Management District as part of the required documentation for the MPWMD Water Distribution System (WDS) Permit application. This information is presently

being reviewed by MPWMD legal counsel, who will determine whether adequate water rights have been demonstrated pursuant to MPWMD Rule 21-A-6.

The potential for Riparian Rights is seen in SWRCB Decision 1632, which approved an Appropriative Permit for Monterey Peninsula Water Management District to appropriate water from the CVAA as part of the New Los Padres Dam and Reservoir Project. This action also identified those existing users with superior water rights to MPWMD either because of riparian rights or pre-1914 rights. The subject site was identified in Table 13 of Decision 1632 as a site that had the potential to have such rights. The SWRCB action in 1995 reserved 65 acre feet for appropriation to the subject site. This action was modified in 2003 to expand the water reserved for appropriation to 96 acre feet per year (WRO 2003-0014). Decision 1632 did not evaluate whether these rights actually existed. In order to perfect these rights the property owner would either need to receive a Riparian Rights determination or obtain an appropriative permit from the SWRCB to use that amount of water.

The property owner has an existing application with the SWRCB for an appropriative right to allow use of 96 acre feet of water per year. If this appropriative right is approved it is likely that there will be conditions to protect fisheries, wildlife and other in-stream uses in the Carmel River (such as minimum streamflow amounts before water extraction is allowed) that could result in production less than 96 acre-feet per year. In the event the Riparian Rights determination is made for the property an Appropriative Right will not be necessary.

The actions by the SWRCB have indicated that the recognized historical use of water on the site is 96 acre feet. This amount of water is reserved for the subject site as in Decision 1632, Table 13 (as modified by (WRO 2003-0014)). It is reasonable to use the prior actions of a State Agency to determine the baseline; in this case that would be 96 acre feet of water per year.

CCSC is a new use on the property in addition to the existing and ongoing agriculture on the site. The new use requires a Water Distribution System Permit from the Monterey Peninsula Water Management District. This application has been submitted, but has not yet been acted upon. Based upon a preliminary review MPWMD stated in a July 17, 2013 letter that *“Based on the evidence available to date, and the District’s protocol for wells in the Carmel Valley Alluvial Aquifer (CVAA), it is reasonable to assume (barring unforeseen new information) that MPWMD staff will recommend approval of 62.91 acre-feet per year, (AFY), which is the average of the most recent 10 years of metered well production.”* It is noted that the 10 years of data did not include the four most recent fallow years.

MPWMD’s standard for determining acceptable use from the CVAA is the average water production of the most recent 10 years of metered data, as available. Other time frames may be used if circumstances warrant. This is far less than the 96 acre feet identified by SWRCB. The MPWMD’s requirements would prevent the amount of water used to exceed the baseline established above.

The site is currently served by two wells on one parcel which extract water from the Carmel River Alluvial Aquifer for distribution to a total of nine parcels. The existing residence on site

does not receive water from these wells or from another well on site, but rather from Cal-Am Water Company.

In the application to the MPWMD the applicant identifies that the proposed CCSC will use a total of 63.35 acre feet of water as follows:

<b>Water Application</b>	<b>Amount of Water Used</b>
Domestic (Treated water)	1.97
Pond Evaporation	2.44
Irrigation/Agriculture	58.03
Additional Landscaping	.30
Live Stock	.50
Dog Rinse Stations	.11
<b>Total Water Use</b>	<b>63.35</b>

The water use evaluated only takes into account the water used for growing the grass and other agricultural products and the water used for the Carmel Canine Sports Center use. This includes domestic water needed for restrooms. The amount of water needed for the proposed use is slightly above the amount of that which the MPWMD has stated they are likely to authorize. In order to insure that the provisions of the MPWMD and SWRCB are adhered to, the project should be conditioned to not allow initiation of the use until a Water Distribution System Permit has been issued by the MPWMD and either an Appropriative Rights determination has been granted by the SWRCB or a Riparian Rights Determination has been granted by the MPWMD. With the following Mitigation Measure, the impact to ground water would be Less than Significant:

**Mitigation Measure 4:**

Prior to initiation of the use, the applicant shall obtain the following:

1. Water Distribution System Permit from the Monterey Peninsula Water Management District.

And, either:

- 2a. Appropriative Right from the State Water Resources Control Board

Or

- 2b. Riparian Right Determination from the Monterey Peninsula Water Management District.

**Monitoring Action:**

The County will not issue any permits until these requirements are satisfied and the applicant shall not initiate any training, classes or other activities on the site until these requirements have been satisfied.

The proposed use will not interfere with groundwater recharge because most of the site will continue to be either grass or some other type of crop. Most of the parking areas will be composed of pervious surfaces, so water will be allowed to infiltrate back into the soil and into the groundwater. The impact to groundwater recharge is less than significant.

**Hydrology and Water Quality 9. (c), (d) & (e) Less Than Significant**

The project will not alter the manner in which the site drains or significantly increase runoff. The project will not result in the modification of any identified drainage channel. The limited amount of impervious surfaces added to the site will not appreciably affect the amount of runoff as the large area between the impervious surfaces and the Carmel River will allow the runoff to infiltrate into the ground water. Based upon these factors the site will not contribute runoff to either an existing channel or storm drain which would exceed the capacity of the channel or system to handle the additional runoff. Based this, the impact of additional runoff is expected to be less than significant.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Land Use and Planning 10. (a) & (c) No Impact**

The proposed project will not add any additional physical barriers to divide to the community. The site is currently an agricultural field, with agriculture to the east, and a Country Club to the north and west. The placement of a canine training center is not significantly different in function from the adjacent country club. Both are recreationally based, both have large open lawn areas, and both have special events. There are no known conflicts with any existing Habitat Conservation Plans or Community Conservation Plans. Additionally, there are no National Wildlife Refuges, State-Designated Wildlife Areas, Ecological Reserves, or California Department of Fish & Wildlife (CDFWS) Public Access Lands in the project vicinity.

**Land Use and Planning 10. (b) Less than Significant Impact**

The project, due largely to its unique nature, does not directly fit within the description of any of the categories: “Uses Allowed,” “Uses allowed—Administrative permit required in each case” or “Uses allowed—Use permit required in each case,” pursuant to the Monterey County Inland Zoning Code (Title 21), section 21.14: “Regulations for Low Density Residential Zoning Districts or ‘LDR’ Districts.” The code section does, however, include the following provision under “Use Permit” section:

21.14.050.X - Other uses of a similar character, density and intensity to those uses listed in this section

Note that among the “other uses” listed within the section are:

21.14.050.B - Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, schools, public utilities, but not including uses such as jails, detention facilities, rehabilitation centers or corporation yards;

21.14.050.C – Country clubs;

The project is not directly pose consistency issues with any policies listed in the 2010 Monterey County General Plan. Consistency is noted with the following General Plan - Carmel Valley Master Plan Policies, specifically:

CV-1.1 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.

CV-1.16 Applications for service and special use facilities (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan, are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies.

CV-1.18 Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities, and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:

- a. Low visibility
- b. Safe and unobtrusive access away from pedestrian traffic areas.
- c. Low noise impact on surrounding uses.
- d. Development should follow a rural architectural theme with design review.
- e. Conform to all other Plan requirements.

CV-2.7 Off-street parking should be developed at suitable locations within development areas.

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**11. MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.11

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**12. NOISE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Discussion/Conclusion/Mitigation:**

The applicant sponsored a noise study prepared by Environmental Consulting Services, dated August 9, 2013. The noise study identifies existing noise sources to include Valley Greens Drive, small aircraft over flights, maintenance activities associated with Quail Lodge, and the Quail Lodge Maintenance facility located along the west boundary of the site. Background noise levels of 35-45 dBA come from Carmel Valley Road approximately 1000 feet north of the site.

The closest sensitive receptor locations for noise generated by the project are in three key areas:

1. Quail Lodge Transient residential units across Valley Green Drive
2. Single Family residences on the south side of the Lake Place neighborhood
3. Single family residences in the Poplar Lane neighborhood

### **Noise 12. (a), (b) (c) & (d) Less Than Significant Impact with Mitigation Measures.**

There are several potential contributors to noise associated with the proposed Carmel Canine Sports Center project. The noise generating activities include dog training and competitive activities on site, as well as new vehicle trips on Valley Greens Drive. Other noise sources include RV generators and a low level amplified announcement system. These potential noise sources would have the following impacts:

- **Competitive Events:** The noise levels from barking at the closest receptors would be in the 50-58 dBA range depending on the distance involved. The barking would be clearly audible in nearby areas, but would be less than the 60 dBA acceptable standard contained in the 2010 Monterey County General Plan (see below.) Because the barking noises are brief, they would increase the daytime LEQ noise level at the receptors less than 0.5 dBA. This is considered a less than significant impact.
- **Amplified Sound System.** The noise study submitted by the applicant does not express an impact or recommended mitigation for use of amplified sound. The following Mitigation Measure is needed to insure that the use of amplified sound is consistent with the 2010 Monterey County General Plan

**Mitigation Measure 5:** Prior to use of any amplified sound system on site, the applicant shall design a sound system which will not generate noise above 60 dBA at the property line. The system shall be reviewed by an Acoustical Engineer who shall review the system design and volume and attest that the system will not produce sound in excess of 60 dBA at the property line. If there are complaints about the sound system, the applicant shall hire an acoustical consultant to monitor noise at the property boundaries during special events. If it is determined that the sound at the property lines exceed 60 dBA, the sound system shall be modified to maintain a noise level below 60 dBA.

With this mitigation measure the impact is considered less than significant.



- **RV Generator Noise.** The RV event parking area in the northeast corner of the site will have up to 70 RVs. RVs may have generators which produce noise levels of 45-55 dBA at 50 feet. These generators would not be used between 8:30 pm and 8:00 am. For the closest receptors the noise levels would be at most 40 dBA, which is equivalent to the ambient daytime noise. This is considered a less than significant impact.
- **Daily Canine Training and exercise Activities.** Up to 100 owner/dog visits per day are anticipated, distributed over the daily operating hours of 7 am to 8:30 pm. Only a portion of the 100 users and their dogs would be on site at the same time. Along with sporadic vehicle trips to the site, some intermittent barking by dogs would occur but much less frequently than in the context of the events. Barking would not noticeably increase the noise levels at nearby receptors during normal daily CCSC activities and thus would be considered a less than significant impact.
- **Traffic Noise – Daily traffic.** There are 264 trips a day expected associated with daily training activities. These trips on Valley Greens Drive would be spread out throughout the day, with no more than approximately 20 trips per hour, or an average of 1 vehicle every three minutes. Relative to the current traffic of 1-2 vehicles per minute, this traffic increase and the associated noise would be a less than significant impact.
- **Traffic Noise – Special Events.** It is expected that approximately 400 trips will go to and from the site on event days. This would include approximately 132 vehicle arriving during the 6 am to 7 am time period. In the case the closest sensitive receptor would be the Quail Lodge transient units which would experience a noise level of approximately 52-54 dBA. The sensitive receptors at Lake Place and Poplar Lane are further away and the noise impact would be less. Based upon these findings and that the impacts are infrequent (only on event days)


Pursuant to the Monterey County 2010 General Plan Safety Element, section S-7 (Noise Hazards), Table S-2, development with the Land Use Category “Residential – Low Density Single Family, Duplex, Mobile Homes” shall adhere to the following standards:


Normally Acceptable:	Up to 60 decibels
Conditionally Acceptable:	55 to 70 decibels
Normally Unacceptable:	70-75 decibels
Clearly Unacceptable:	75+ decibels


**TABLE S-2  
Community Noise Exposure  
Ldn or CNEL, dB**


Land Use Category	55	60	65	70	75	80
Residential - Low Density Single Family, Duplex, Mobile Homes						
Residential - Multi-Family						
Transient Lodging - Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

**INTERPRETATION:**

 **Normally Acceptable**  
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **Conditionally Acceptable**  
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply or air conditioning will

 **Normally Unacceptable**  
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 **Clearly Unacceptable**  
New construction or development should generally not be undertaken.

Source: OPR General Plan Guidelines

The analysis above finds that the project is or can be conditioned to be consistent with the 2010 Monterey County General Plan for noise generation associated with Single Family Residences. The noise study prepared by the applicant finds that the overall increase in noise above the ambient is less than 0.5 dBA. Based upon these factors the noise impact is considered less than significant.

**Noise 12. (e) & (f) No Impact.**

The project is not within proximity to an airstrip and thus there is no impact.

**13. POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.13

**14. PUBLIC SERVICES**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Public Services 14. (c), (d) & (e) No Impact**

The project will not feasibly have any impact on local schools or parks. Schools and park demand is related to creation of additional residential units which this project will not do.

**Public Services 14. (a) & (b) Less Than Significant Impact**

The project may result in a slight increase in the number of required responses by local police and fire services, due to calls resulting from incidents at the project site.

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV.A.15

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 6, 10, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

The site takes access off of Valley Greens Drive, which is a two lane collector providing access to the Quail Meadows neighborhood, and Quail Lodge. Valley Greens Drive intersects with Carmel Valley Road at an un-signalized intersection approximately 1,400 feet northeast of the site intersection. It is expected that most trips will access the site through this intersection via Carmel Valley Road. Valley Greens Drive also intersects with a private road, Rancho San Carlos which is approximately a mile to the west of the site entrance. Rancho San Carlos Road intersects with Carmel Valley Road at a signalized intersection. Rancho San Carlos Road does not function as a private road between Valley Greens Drive and the intersection with Carmel Valley Road.

The evaluation of the traffic impacts requires consideration of the normal daily usage of the site, and that the impact of the 24 special event days be considered. The criteria for determining whether a project has a significant adverse impact upon the environment is contained in the 2010 Monterey County General Plan, specifically the policies contained within the Carmel Valley Master Plan. The relevant portion of CV-2.17 states:

*f) The traffic standards (LOS as measured by peak hour conditions) for the CVMP Area shall be as follows:*

- 1) Signalized Intersections – LOS of "C" is the acceptable condition.*
- 2) Unsignalized Intersections – LOS of "F" or meeting of any traffic signal warrant are defined as unacceptable conditions.*
- 3) Carmel Valley Road Segment Operations:*
  - 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;*
  - 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.*



*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 takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned 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.*

The applicant has prepared a traffic Study by Hexagon Transportation Consultants dated August 19, 2013, which was updated on December 6, 2013. This analysis uses information contained in that report.

**16 (a) Less than Significant with Mitigation Incorporated.** The applicable General Plan Policy cited above finds that the appropriate Level of Service along Carmel Valley Road which would be impacted by the Project would be LOS D. If sufficient traffic is generated to degrade the Level of Service of an un-signalized intersection to LOS F or meet traffic signal warrants after completion of Improvements specified in the Carmel Valley Capital Improvement Program, then the project would either need to install additional improvements to mitigate the impact or an EIR would be required.

The Traffic Study finds that the trip generation for the typical daily operation of the site would have no impact upon the level of service. The daily operation of the site would generate 300 trips (150 arrivals/150 departures) only 14 of these trips would be generated during the PM peak hour. This volume of traffic would allow the intersection for through traffic on Carmel Valley Road to function at the current LOS A/B. The LOS for the Valley Greens Drive approach to the intersection is projected to operate at a LOS E. Based upon the criteria of General Plan Policy CV-2.17 this would be a Less than Significant Impact.

The traffic analysis for the 24 special event days assumed that there would be 250 people attending (participants, observers, employees and vendors) which would generate 442 trips (256 arrivals, and 186 departures.) The 256 arrivals allows for in and out trips, and the difference between arrivals and departures is because it is assumed that the RV's will not come and go but will remain on site. This level of traffic will not have an adverse impact upon the LOS for traffic on Carmel Valley Road. This level of traffic will adversely affect the Valley Greens Approach of the intersection with Carmel Valley Road. This approach will be degraded to an LOS F.

The intersection of Carmel Valley Road and Valley Greens Drive is being studied within the Carmel Valley Road Corridor Plan. Improvements are currently being evaluated to install either

a signal or a roundabout at this intersection. These improvements have not been incorporated into the Carmel Valley Capital Improvement Plan and so cannot be considered as mitigation for the impacts associated with this project.

The traffic analysis prepared by the applicant identifies that the threshold for degrading the intersection from LOS E to LOS F during this time is 40 cars. The applicant proposes to have a monitor at the driveway of the site regulating the number of cars leaving the site between 3:00 PM and 6:00PM. The Traffic Control Monitor would direct traffic to either northbound or southbound Valley Greens Drive based on the northbound vehicular queues at the northbound Valley Greens Drive approach to Carmel Valley Road. RMA – Public Works staff reviewed this proposal and is unable to determine if it would be effective in mitigating the impact; in addition this is not a workable proposal because it is not enforceable.

The impact to the Valley Greens Drive intersection with Carmel Valley Road will only be realized on Friday evenings when there are special events taking place. This impact would be mitigated if the improvements proposed in the Carmel Valley Road Corridor Study were to be installed. There is no guarantee at this point that those improvements will be installed so that mitigation cannot be relied upon. There are two potential ways of providing alternative mitigation. One would be to require sworn officers control traffic at the intersection of Carmel Valley Road/Valley Greens Drive on Friday evenings between 3:00 PM and 6:00PM. This would ensure that Valley Greens Drive traffic queues on the approach to Carmel Valley Road would be able to safely move. Another option would be to not allow any operation of the site or exiting from the site between the hours of 3:00 PM and 6:00 PM on Friday evenings for special events. Either of these measures would adequately address the limited duration impact to the intersection. A mitigation measure is being proposed that would either require a sworn officer to control the intersection of Carmel Valley Road and Valley Greens Drive on Friday evenings during event weekends, or require that no activities take place on site during those hours. The mitigation measure is proposed as follows:

**Mitigation Measure 6:**

On the weekends when special events are scheduled the applicant shall do one of the following:

1. Keep the site closed and schedule no activities on the site between the hours of 3:00 PM and 6:00 PM. The gates shall remain closed and no access to the parking area is permitted. Vehicles coming to the site and parking on Valley Greens Drive would be a violation of this provision; Or
2. Contract with the Highway Patrol or Monterey County Sheriff's Office to control the intersection of Valley Greens Drive and Carmel Valley Road between the hours of 3:00 PM and 6:00 PM.

With the implementation of this Mitigation Measure, the impact to the area roadway system will be reduced to a Less than Significant Level.

**16 (b, d, e) Less than Significant.** The project will generate traffic that impacts regional roadways, but will be required to pay fees to the Transportation Agency of Monterey County for

the improvement of regional roadways. The payment of these fees will mitigate the impact for the proposed project and the impact will be Less than Significant.

As part of the traffic analysis prepared by the applicant a safety evaluation was provided for the intersection of Carmel Valley Road and Valley Greens Drive. The collision data for this intersection indicate that there have been 8 collisions over the last 5 years. Five of these accidents occurred while a temporary signal was installed while the bridge over the Carmel River on Rancho San Carlos was being repaired. The collision rate for this intersection is lower than the Caltrans average for a rural two-way stop controlled intersection. Based upon the collision rate calculation, there does not appear to be an issue with the functioning of the Carmel Valley Road and Valley Greens intersection.

The traffic study also looked at the sight distance at this intersection. Carmel Valley Road has a posted speed limit of 50 miles per hour and based upon this speed the necessary sight distance according to the American Association of State highway and Transportation Officials is 425 feet. The traffic consultant found that there is over 450 feet of sight distance available at this intersection. Therefore adequate sight distance is available and there is a Less than Significant impact associated with roadway hazards.

Based upon the fact that the roadways and intersections will continue to function at acceptable levels with the mitigation provided, it is not expected that emergency access will be at all impeded. The proposed use will generate traffic and this may place additional cars on the road during an emergency response. The site is located on a collector street and not a arterial (such as Carmel Valley Road) so there will be little impact to emergency response and the impact is Less than Significant.

**16 (c, f) No Impact.** The proposed project will not have any impact upon air traffic patterns, it is not in a runway approach, and will not install structures that may affect aircraft and thus there is no impact. The site is not located such that it will interfere with any public transportation, bicycle or pedestrian facilities thus there is no impact.

17. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

##### **Utilities and Service Systems 17. (b), (c), (e) No Impact**

The project will be serviced by a private, on-site, septic system and will not be reliant upon a wastewater treatment provider. The project site is 99%+ permeable surface, and would remain so after full build-out of the proposed project. As such, new stormwater drainage facilities will not be required. Therefore there is no impact.

##### **Utilities and Service Systems 17. (a), (d) (f) & (g) Less Than Significant Impact**

The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. The subject properties are located within sub basin 32 of the Carmel Valley Wastewater Study by Montgomery Consulting Engineers, Inc. (1981), which limits onsite wastewater disposal to 300 gallons per lot per day. The project comprises eight (8) lots, one of which is currently developed with a single family dwelling. Therefore, onsite wastewater disposal generated by the project is limited to 2,100 gallons per day. Wastewater generation shall be calculated based on 8 gallons wastewater/person/day for attendees or vendors and 20 gallons wastewater/person/day for employees. No wastewater producing development beyond the scope of this project will be allowed on the subject properties for as long as this use permit is maintained. The worst case scenario would be during special events where there are 250 people on site. If there are 8 employees and 242 other attendees this

would result in a wastewater discharge of 2,096 gallons, which complies with the 2,100 gallon limitation.

The project, as proposed, will comply with federal, state and local solid waste disposal regulations. Waste produced at the site will not, in and of itself, to cause any local landfills to exceed permitted capacities.

**Utilities and Service Systems 17. (d) Less Than Significant With Mitigation Incorporated**

See “Hydrology and Water Quality 9. (b)” for a discussion an available water entitlements.

Testing has indicated trace amounts of arsenic in the on-site wells. The Monterey County Environmental Health Bureau has determined, however, that the arsenic level does not warrant treatment of the water due to the fact that the water system is of a “transient non-community” nature. The Environmental Health Bureau has also noted:

There are two wells located on the property labeled as the small well (installed in 2001) and the large well (installed in 1992). Both wells were originally intended for irrigation use. The applicant has indicated that they will be using the small well for potable water and the large well for irrigation. A transient non-community small water system permit will be required to serve the project, utilizing the small well as the source (serves at least 25 individuals daily at least 60 days out of the year, but does not meet the requirements of a community or non-transient non-community water system). A condition has been added to obtain a water system permit and to submit engineered plans for water system improvements. A condition has been added to require that the small well be protected with fencing so that no potentially contaminating activities occur within the 50’ well protection zone required for public water systems.



## I. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: ) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

#### Mandatory finding (a) Less than significant.

The proposed project will not significantly degrade the quality of the environment relative to any biological resources. The site portion of the site which has the most environmental sensitivity is the riparian corridor along the Carmel River. This area is not being modified by this project, and a condition has been added to preclude modification of the riparian corridor.

#### Mandatory finding (b) Less than significant

The proposed project would not have any impact on Population/Housing, Cultural Resources, hazards/Hazardous Materials, Mineral Resources, Utilities Services, Geology and Soils or recreation and thus will not contribute to a cumulative impact. The site consists of agricultural land but will continue to be available for agricultural use in the long term. The impacts to biology are limited because the primary site disturbance is on land which has historically been farmed and there are not biological resources remaining in those locations. A mitigation measure has been added to protect the riparian corridor along the Carmel River. The use of water has been heavily regulated within the Carmel Valley Alluvial Aquifer and the project will not use water that is not already reserved for use on this site. The project will contribute to traffic at the

intersection of Carmel Valley Road and Valley Greens Drive, and mitigation has been added to address the impacts of the special events

**Mandatory finding (c) Less than significant**

The proposed project will not cause impacts to humans either directly or indirectly. The project will not use or generate hazardous materials. There will be additional nighttime illumination of the site, and noise but these impacts are considered less than significant. The project will not result in conditions that are unsafe for humans and thus this impact is considered to be less than significant.

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

**Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at [www.dfg.ca.gov](http://www.dfg.ca.gov).

**Conclusion:** The project (will/will not) be required to pay the fee.

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN130352 and the attached Proposed (Mitigated) Negative Declaration.

## ***IX. REFERENCES***

1. PLN130352 Project Application/Plans
2. 2010 Monterey County General Plan
3. Carmel Valley Master Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Numerous Site Visits conducted by the project planners from May 9, 2013 through December 9, 2013.
7. "Noise Impact and Mitigation Study" (Monterey County Document No. LIB130301), prepared by H. Stanton Shelley (Environmental Consulting Services), Saratoga, CA, August 9, 2013
8. "CCSC Preliminary Potable Water Quality" (LIB130303), prepared by Frank Campo, P.E. (C3 Engineering), Monterey, CA, August 1, 2013
9. "CCSC Water Rights Application Materials to the Monterey Peninsula Water Management District (MPWMD)," (LIB130425), Numerous preparers and preparation dates, Submitted to Monterey County Planning Department November 15, 2013
10. "Carmel Canine Sports Center Traffic Constraints Analysis" (LIB130235), prepared by Robert Del Rio, T.E. (Hexagon Transportation Consultants), Gilroy, CA, June 26, 2013. Addendum: August 19, 2013 (LIB130302), Addendum: November 14, 2013 (LIB130424), Addendum December 6, 2013 (LIB130490)
11. "Preliminary Cultural Resources Reconnaissance" (LIB130220), prepared by Susan Morley, M.A., June 2013, Marina, CA
12. "Water Rights Application Materials" (LIB130425), Various preparers, submitted to County November 15, 2013
13. "2008 Air Quality Management Plan for the Monterey Bay Region," Prepared by Monterey Bay Unified Air Pollution Control District, August 2008
14. Monterey County Geographic Information Systems (GIS) Sources