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3 Project Overview

4 The Rancho Cañada Village Project (Proposed Project) would develop an 81-plus-acre area within
5 the West Course at Rancho Cañada Golf Club in Carmel Valley, California, an unincorporated area of
6 Monterey County (County). The project site would be comprised of a mix of residential and
7 recreational uses, including a 281-unit residential neighborhood and 39 acres of permanent open
8 space and common areas within the 81-plus acres.

9 The 130-Unit Alternative is proposed as a planned unit development (PUD)¹ on approximately 82
10 acres. This alternative proposes similar uses as the Proposed Project but with a lower number of
11 overall units and lower density.

12 Project Background

13 The Proposed Project was originally proposed by the Project Applicant in 2004, and the Project
14 application was deemed complete in August 2005, prior to circulation of the January 2008 Draft
15 Environmental Impact Report (EIR). At the time the application was deemed complete, the County
16 General Plan in effect was the 1982 Monterey County General Plan, as amended, and the 1986
17 Carmel Valley Master Plan (CVMP), as amended. The County subsequently adopted a new General
18 Plan in 2010 and a new CVMP (the CVMP is a component of the General Plan) in 2013. Land Use
19 Policy LU-9.3 of the 2010 General Plan states that applications for standard subdivision maps that
20 were deemed complete on or before October 16, 2007 shall be governed by the plans, policies,
21 ordinances and standards in effect at the time the application was deemed complete. However, even
22 though the Project's application was deemed complete before the new General Plan/ CVMP were
23 adopted, the County has determined that the project is subject to the current 2010 General Plan and
24 2013 CVMP since its approval requires an amendment to the General Plan/CVMP. At the time the
25 Proposed Project was deemed complete its General Plan land use and zoning designations were
26 Public/Quasi-Public (P/Q-P), a land use designation that does not allow for residential use and
27 subdivision, which is what the Project and 130-Unit Alternative propose. Even when considered
28 under the 2010 General Plan/2013 CVMP, both the Proposed Project and 130-Unit Alternative
29 would still require amendments due to policy conflicts with the current CVMP.

¹ A PUD is a common interest development (other than a community apartment project, a condominium project, or a stock cooperative) having either or both of the following features: (1) any contiguous or noncontiguous lots, parcels, or areas in which owners of separately owned lots, parcels, or areas are owners in common possessing the appurtenant rights to the beneficial use and enjoyment of the commonly owned property, and/or (2) a power exists in the association to enforce an obligation of an owner of a separately owned lot, parcel, or area with respect to the beneficial use and enjoyment by means of an assessment which may become a lien upon the separately owned lot, parcel, or area in accordance with Government Code Section 1467.

1 Since the project was deemed complete prior to the adoption of the 2010 General Plan and 2013
2 CVMP, this Recirculated Draft EIR includes discussion of the prior land use plans and policies for
3 informational use only but they are not used for impact analysis. This Recirculated Draft EIR uses
4 the current land use plans and evaluates the consistency of the Proposed Project and the 130-Unit
5 Alternative with the 2010 General Plan and 2013 CVMP.

6 Project Location

7 The Proposed Project and the 130-Unit Alternative would be located at the mouth of Carmel Valley
8 along Carmel Valley Road, east of the intersection of Carmel Valley Road and State Route 1 (SR 1)
9 (**Figure 2-1 and Figure 2-2**) in unincorporated Carmel Valley, Monterey County, California. Carmel
10 Valley is a major northwest-southeast trending valley bounded by ridges of the Santa Lucia
11 Mountains in the California Coast Ranges, located east of Carmel-by-the-Sea, and south of the city of
12 Monterey, and north and west of the Carmel Valley Village.

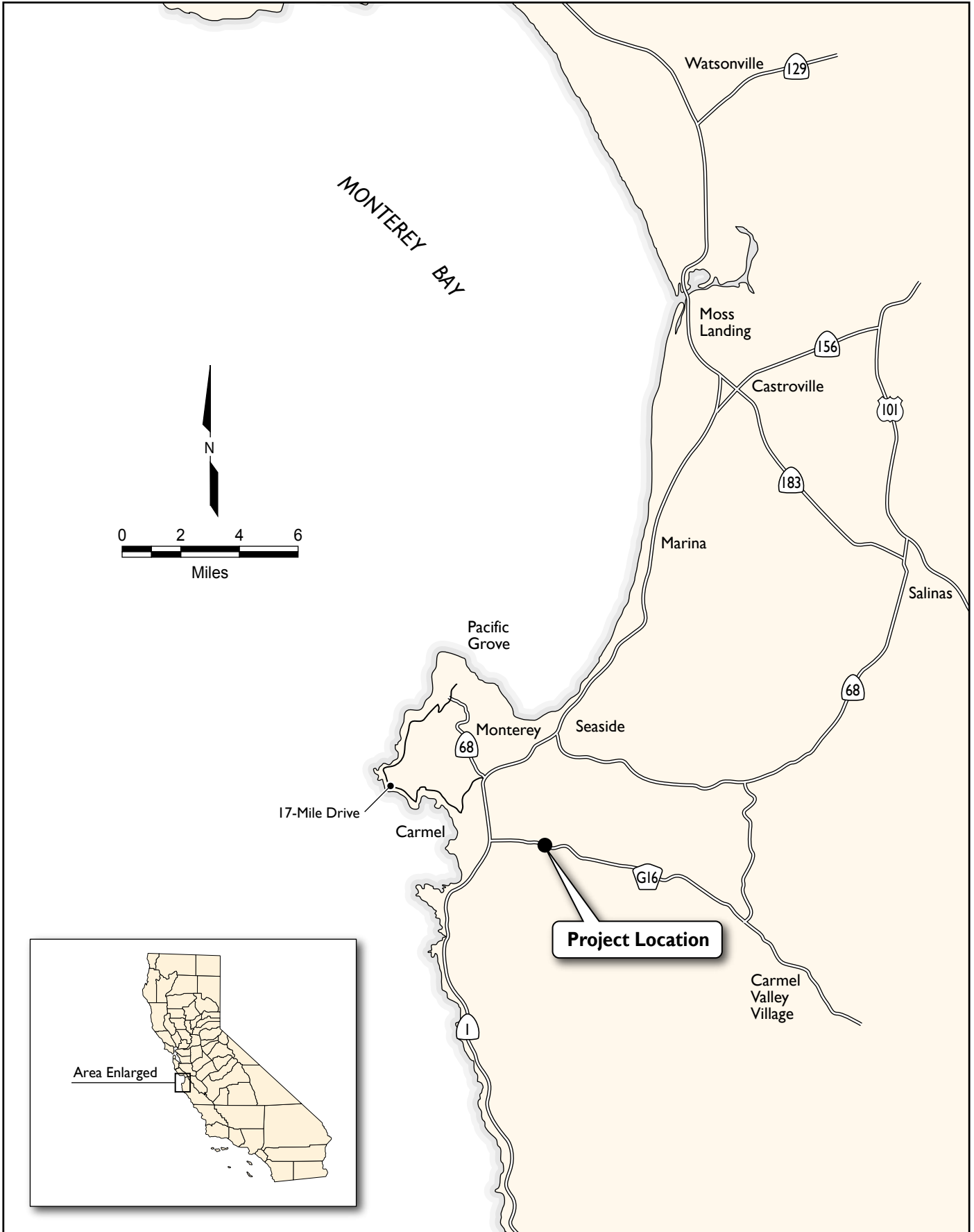
13 The project site is comprised of five parcels and portions of two additional parcels for the residential
14 development and a portion of three other parcels for a roadway extension. The five full parcels are
15 currently part of the Rancho Cañada Village West Golf Course: Assessor Parcel Numbers (APNs)
16 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, and 015-162-039-000.
17 The project also includes a portion of the Hatton parcel (APN 015-162-040-000), north of and
18 immediately adjacent to the west course of the Rancho Cañada Golf Club, which is located at 4860
19 Carmel Valley Drive in Carmel. The project site also includes a linear portion of the Stemple parcel
20 (APN 015-162-016-000) that extends from Carmel Valley Road south and west to the northwest
21 corner of the original development area. The only structures on the site are a restroom facility,
22 which would be removed under the Proposed Project, and a cart bridge associated with the golf
23 course that would remain in place with Project implementation. The Rio Road West extension
24 includes portions of the three parcels (APN 015-021-006-000, 015-021-007-000, and 015-541091-
25 000).

26 The 130-Unit Alternative site includes the Proposed Project's five parcels that are part of the Rancho
27 Cañada Village West Golf Course, a portion of the Hatton parcel, and portion of the three parcels
28 along the Rio Road West extension west of the proposed residential area. In addition, the 130-Unit
29 Alternative includes Lot 130, in the northeastern area of the golf course. Lot 130 is bordered to the
30 north by Carmel Valley Road and to the east by residential development. Immediately south of Lot
31 130 is the golf course, and to the west is the Rancho Cañada Golf Club. Lot 130 is comprised of two
32 parcels: APN 015-162-046-000 and a portion of APN 015-162-047-000. There are two maintenance
33 buildings and a material separation structure on Lot 130.

34 Proposed Project Objectives and Goals

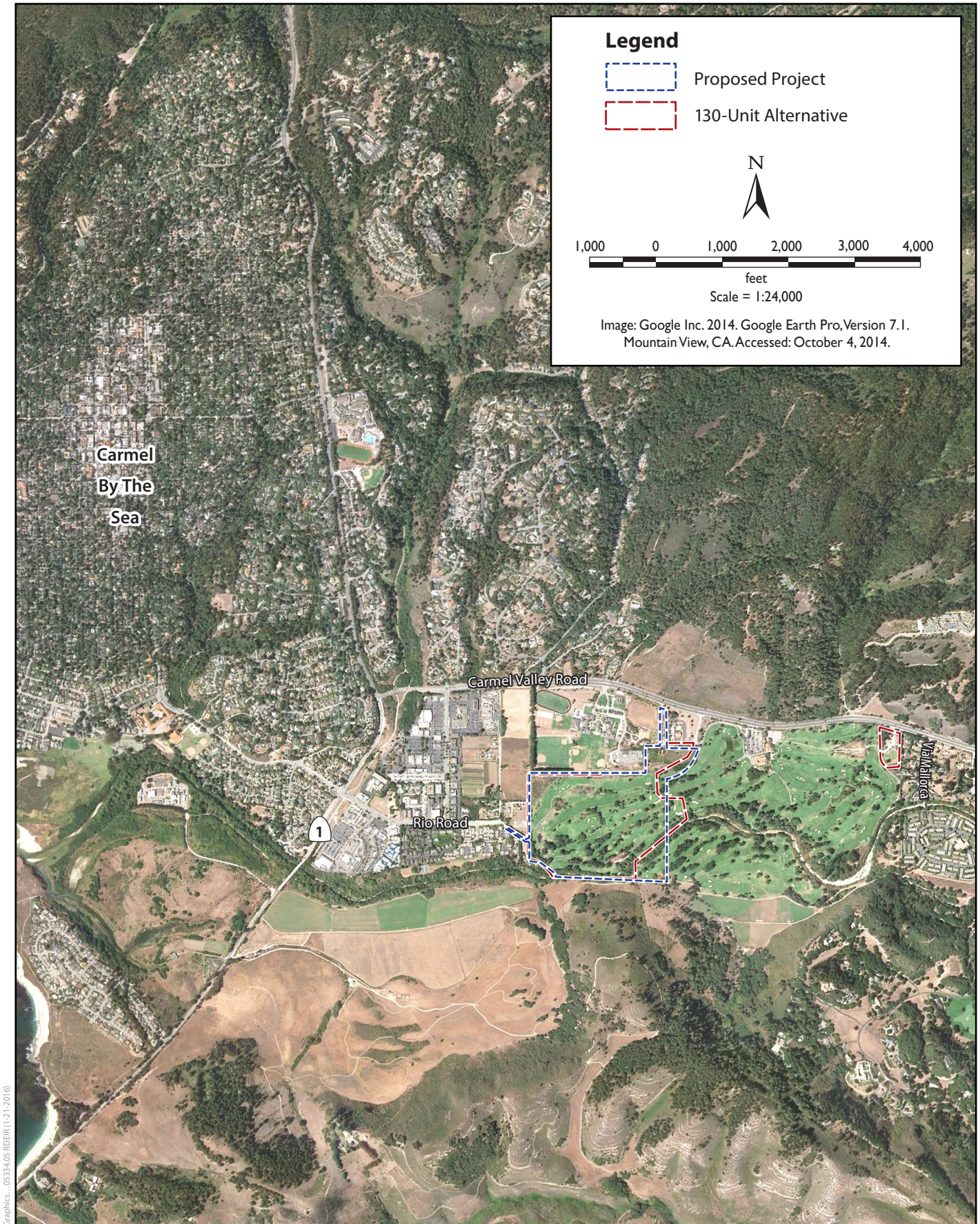
35 Economic Goals

36 | Create a mixed-income community with a range of housing opportunities across the economic
37 spectrum on an infill site near existing shopping/retail centers, schools, open space and major
38 transportation corridors.



Graphics...0533405 RDEIR (10-2-14)

Figure 2-1
Project Vicinity



Graphics: 05334.05 RDEIR (11-21-2016)



Figure 2-2
Project Location

- 1 | Ensure that new development pays for 100% of infrastructure and services needed to support
2 | the new neighborhood.
- 3 | Establish mechanisms for maintaining and operating private infrastructure.

4 Environmental Goals

- 5 | Create a compact, efficient community that will minimize impacts on the environment.
- 6 | Integrate the surrounding native habitats into the open spaces within the community.
- 7 | Create buffers around the community that help transition from a native habitat/ecosystem to an
8 | urban habitat/ecosystem.
- 9 | Encourage multi-modal transportation opportunities, especially bicycle, pedestrian, and transit
10 | by creating small blocks, interconnected streets, sidewalks, and bicycle paths and by
11 | implementing traffic-calming measures appropriate for a residential neighborhood.

12 Social Goals

- 13 | Create a diverse, mixed-income community with a full spectrum of lifecycle housing
14 | opportunities.

15 Proposed Project

16 | The Project proposes a 281-unit residential neighborhood and 39 acres of permanent open space
17 | and common areas within the 81-plus acre project site. The Proposed Project application consists of
18 | a Combined Development Permit² for the creation of a new, 281-unit, mixed-use residential
19 | neighborhood on approximately 38 acres.³ The elements of the design proposal include a mix of
20 | smart growth and traditional neighborhood principles that involve the incorporation of established
21 | shopping facilities, schools, open space, and churches. Additionally, the development proposal
22 | attempts to meet the need for affordable housing in Carmel Valley. Nearly fifty percent of the homes
23 | (140 units) are proposed as Affordable or Workforce units. The Proposed Project would also include
24 | an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and
25 | egress for residents and the public through Rio Road west. Open space under the Proposed Project
26 | would consist of two neighborhood parks, a portion of the existing golf course,⁴ common areas, and
27 | a habitat preserve located along the north side of Carmel River. **Figure 2-3** shows the Proposed
28 | Project site layout.

29 Housing

30 | Houses in Rancho Cañada Village would be located on the northern portion of the site, separated
31 | from the Carmel River by an open space buffer. Of the proposed 281 housing units, 140 would be

² The Proposed Project was originally proposed to be implemented through a Specific Plan; it is now proposed to be implemented as a Combined Development Permit instead. This does not change the physical aspects of the Proposed Project.

³ The 38 acres is the residential areas excluding park areas, common areas, the habitat reserve, and golf course.

⁴ Approximately 4.43 acres of the golf course, south of the Carmel River, would be open space under the Proposed Project. This portion of the golf course would be reconfigured to accommodate the 18-hole course. However, the reconfiguration is not part of the Proposed Project.

1 Affordable or Workforce units. Although the County has not yet adopted a Workforce Housing
 2 program, these units would be made available by the Project in order to support a range of housing
 3 opportunities across the economic spectrum. Affordable and Workforce units include 56 (20% of
 4 the total of 281 units) dedicated to inclusionary housing (6% of houses for very low-income, 6% of
 5 houses for low-income, and 8% of houses for moderate-income households), and 84 units (30% of
 6 the total) dedicated to Workforce I and II housing. Workforce I units would be affordable for
 7 households earning between 120 and 140% of the county median income (CMI), while Workforce II
 8 units would be affordable to those earning between 140% and 180% off the CMI. Affordable and
 9 Workforce units would be marketed to those working within the Carmel Unified School District
 10 (CUSD) boundaries. Fifty percent of units would be market rate. **Table 2-1** contains the proposed
 11 housing mix for Rancho Cañada Village.

12 **Table 2-1. Rancho Cañada Village Proposed Project Housing Mix**

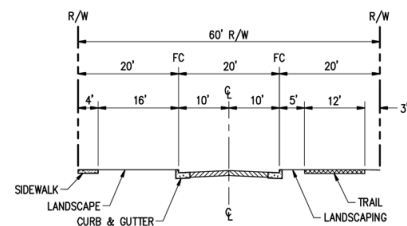
Unit Type	Number of Units	Percent of Total Units	Income Level
Condominiums	17	6%	Very Low
Condominiums	18	6%	Low
Townhouses	21	8%	Moderate
Townhouses	43	15%	Workforce I
Small Lot Single Family	41	15%	Workforce II
Subtotal	140	50%	
Small Lot Single Family	26	9%	Market Rate
Other Single Family	115	41%	Market Rate
Subtotal	141	50%	
Total	281	100%	

Note:
 Percentages are approximate due to rounding.

13
 14 The exterior appearance of the inclusionary units would be compatible with the market rate units.
 15 Compatibility includes the architectural style and detailing, but not necessarily the quality of
 16 materials or size of structures. The inclusionary units would be similar in number of bedrooms as
 17 the market rate units (up to four bedrooms). To the extent feasible, the inclusionary units would be
 18 scattered throughout the development that also includes market rate units. However, inclusionary
 19 units may be clustered if it is found that such an arrangement better meets the objectives of the
 20 Project. The inclusionary units would be developed either prior to or concurrent with the
 21 development of the market rate units.

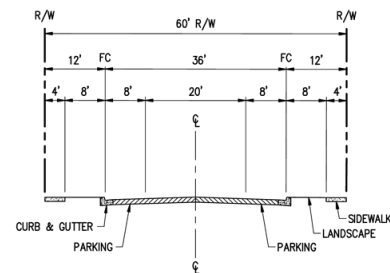
22 Open Space, Recreation, and Common Areas

23 Approximately 50% (39 acres) of the project site would be preserved in permanent open space with
 24 passive and active areas for both residents and the general public. The open space would consist of
 25 31.3 acres of habitat preserve; 0.41 acre of park (on Parcel B, proposed within the mixed-use
 26 neighborhood); common areas totaling 0.47 acre; and a 2.09-acre park (on Parcel F, adjacent to the
 27 habitat preserve). The remaining 4.43 acres on Parcel H would continue to be part of the golf course
 28 (**Figure 2-3**).



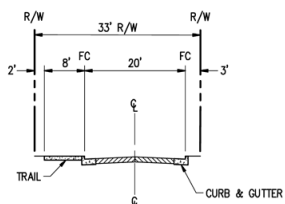
RIO ROAD (EAST) (60' R/W)

SCALE: NOT TO SCALE



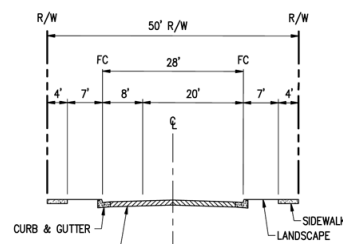
RIO ROAD (60' R/W)

NOT TO SCALE



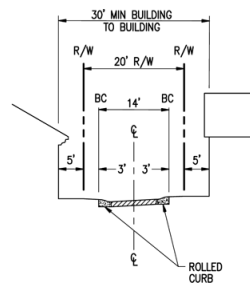
RIO ROAD (WEST) (33' R/W)

SCALE: NOT TO SCALE



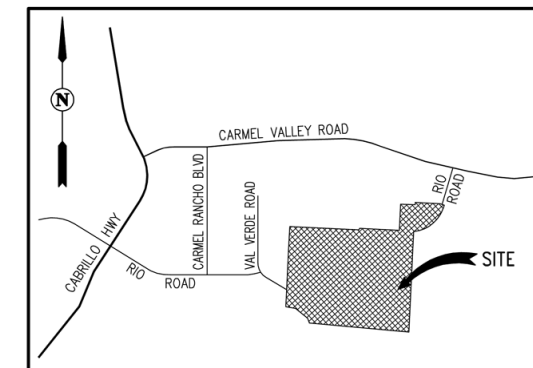
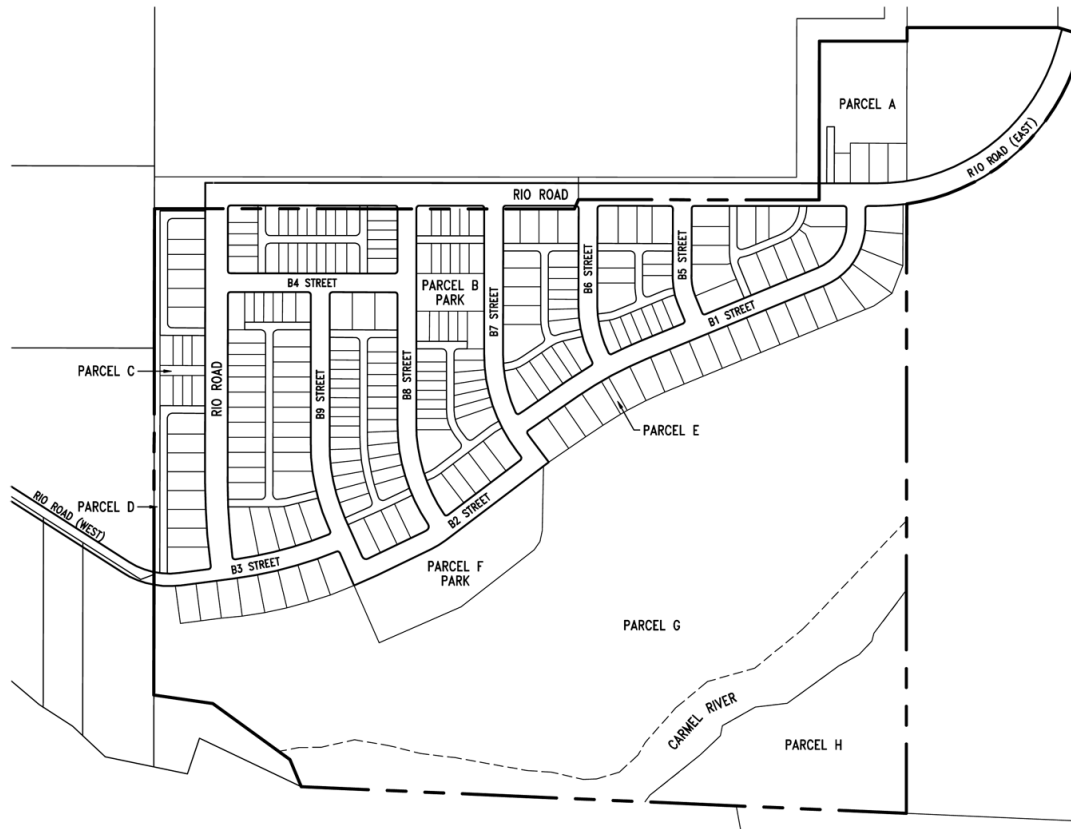
TYPE B (50' R/W)

STREETS: B1, B2, B3, B4, B5, B6, B7, B8, & B9
NOT TO SCALE



LANE (20' R/W)

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

LEGEND

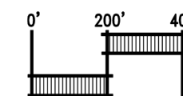
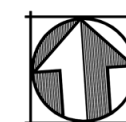
EXISTING	PROPOSED	
+20	+20	SPOT ELEVATION
+HP 20	+HP 20	HIGH POINT ELEVATION
+LP 20	+LP 20	LOW POINT ELEVATION
12	X	TREE OR BUILDING TO BE REMOVED
12	12	LOT NUMBER
○	● FH	FIRE HYDRANT
○	● MH	MANHOLE
▬	▬	SIDEWALK
▬	▬	CATCH BASIN
▬	▬	FIELD INLET
▬	▬	SUBDIVISION BOUNDARY
▬	▬	LOT LINE
▬	▬	CENTERLINE
▬	▬	EASEMENT LINE
▬	▬	GAS LINE
▬	▬	TELEPHONE LINE
▬	▬	WATER LINE
▬	▬	SANITARY SEWER MAIN
▬	▬	SANITARY SEWER FORCE MAIN
▬	▬	STORM DRAIN LINE
▬	▬	DIRECTION/SLOPE OF FLOW
▬	▬	OUTFALL
▬	▬	CULVERT

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	VESTING TENTATIVE MAP - BOUNDARY MAP
3	VESTING TENTATIVE MAP - LOTS AND PARCELS
4	VESTING TENTATIVE MAP - PRELIMINARY GRADING & DRAINAGE PLAN
5	VESTING TENTATIVE MAP - PRELIMINARY UTILITY PLAN
6	VESTING TENTATIVE MAP - SLOPE ANALYSIS MAP

**VESTING TENTATIVE MAP
RANCHO CAÑADA
VILLAGE**

MONTEREY COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 Bollinger Canyon Road, Suite 150 • San Ramon, CA 94583
925-966-0322 • fax 925-966-6975
www.cbarg.com

DATE: APRIL 2005
REVISED: MAY 2007

GENERAL NOTES

- OWNER: LOMBARDO LAND GROUP I, L.P.
P.O. BOX 222297
CARMEL, CA 93922
CONTACT:
TONY LOMBARDO
(831) 521-8001
- SUBDIVIDER: RANCHO CAÑADA VILLAGE, LLC
24571 SILVER CLOUD COURT, SUITE 101
MONTEREY, CA 93940-6544
(831) 647-2440
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
- GEOTECHNICAL ENGINEER: ENGED, INC.
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
- ASSESSOR'S PARCEL NUMBERS (APN): 015-161-17
015-161-25
015-161-26
015-161-39
015-161-40
- SITE AREA: 76.4± AC
- CONTOUR INTERVAL: 1 FOOT
- GENERAL PLAN DESIGNATION: COMMERCIAL / PARKS & RECREATION
- CURRENT LAND USE: GOLF COURSE
CURRENT ZONING: -
PROPOSED LAND USE: PLANNED DEVELOPMENT
- UTILITIES:
SANITARY SEWER: CARMEL AREA WASTEWATER DISTRICT
POTABLE WATER: CAL-AM OR PRIVATE
STORM DRAIN: COMMUNITY SERVICES DISTRICT
ELECTRIC: PACIFIC GAS & ELECTRIC
GAS: PACIFIC GAS & ELECTRIC
TELEPHONE: SBC
FIRE: MID-VALLEY FIRE DISTRICT
- THIS PROJECT WILL BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AS CONTAINED IN HIS REPORTS OR SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
- STREET IMPROVEMENTS TO BE INSTALLED PER RANCHO CAÑADA SPECIFIC PLAN AND THE COUNTY OF MONTEREY STANDARDS. STREETS AND ALLEYS TO BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE DESIGNATED.
- UTILITY LOCATIONS, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- COMMON AREA OPEN SPACE LANDSCAPING AND PARKS TO BE MAINTAINED BY HOA OR COMMUNITY SERVICES DISTRICT. ALL SUCH AREAS ARE GIVEN A LETTER DESIGNATION.
- CLASS 1, ONE SIDE (12 FOOT MULTI-PURPOSE TRAIL) TO BE DEDICATED FOR PUBLIC USE.

PARCEL	ACRES	USE
A	1.46	CONDOMINIUMS
B	0.41	IMPROVED PARK
C	0.07	COMMON AREA
D	0.35	COMMON AREA
E	0.05	COMMON AREA
F	2.09	IMPROVED PARK
G	31.35	HABITAT PRESERVE
H	4.43	GOLF

LOT SIZE SUMMARY	
LOTS	UNITS
CONDOMINIUMS	35
25 FOOT LOTS (TOWNHOMES)	64
30 FOOT LOTS	67
40 FOOT LOTS	39
50 FOOT LOTS	47
55 FOOT LOTS	28
CUSTOM	1
TOTAL	281

DWELLING UNIT SUMMARY	
LAND USE	DWELLING UNITS
SINGLE FAMILY DETACHED HOMES	182
TOWNHOMES	64
CONDOMINIUMS	35
TOTAL	281

1 The designated 31.3-acre habitat preserve area is at the southerly portion of the site abutting the Big
 2 Sur Land Trust’s Palo Corona Ranch Regional Park property managed by the Monterey Peninsula
 3 Regional Park District (**Figure 2-4**).

4 The habitat preserve would continue to maintain riparian and steelhead habitat along
 5 approximately 3,000 linear feet of the Carmel River bank within the project area. To protect habitat
 6 areas, a network of public trails would be constructed to channel users through the habitat preserve.
 7 One of the existing golf bridges would be dedicated for trail access across the Carmel River
 8 connecting to Rio Road west. Trail access would also be provided to the Carmel Valley Middle School
 9 and Carmel Valley Road.

10 **Rancho Cañada Village Restoration and Mitigation Plan**

11 Development of the proposed 31.3-acre habitat preserve would involve removing 24.6 acres of
 12 existing golf course and developed habitat and restoring this acreage to native habitats. The habitat
 13 preserve area would also include 0.8-acre of stormwater infiltration basins and preserve 5.9 acres of
 14 existing riparian woodland adjacent to the Carmel River to improve habitat quality and function
 15 (Rancho Cañada Community Partners, LLC 2006).

16 The 2006 *Rancho Cañada Village Restoration and Mitigation Plan (Appendix C)* (2006 Restoration
 17 Plan) is designed to restore the riparian habitat and corridor to an ecologically functioning
 18 condition. The 2006 Restoration Plan describes the methods to implement the restoration including
 19 soil preparation, propagation, plant installation, initial irrigation, monitoring, weed management,
 20 maintenance of erosion control, irrigation maintenance, and wetland maintenance. Ten-year success
 21 criteria and 5-year interim performance criteria are identified to determine restoration success.
 22 Contingency planning and action is required by the 2006 Restoration Plan if the success criteria are
 23 not met. **Table 2-2** summarizes the vegetation communities to be restored in the habitat preserve.

24 **Table 2-2. Vegetation Communities to be Restored in the Habitat Preserve**

Vegetation Community	Restoration Area (acres)
Native Grasslands	8.3
Riparian Scrub	6.7
Seasonal Wetland	1.2
Riparian Woodland	8.4
Total	24.6

25
 26 The habitat preserve, drainage areas, and surrounding disturbed areas would be planted with a
 27 diverse assemblage of native species found within the Carmel River riparian corridor. The restored
 28 habitat would consist of a series of riparian meanders along the drainage gradient, fresh water
 29 detention basins, and riverbank. The basins and flow channels would be stabilized with engineered
 30 rock outfalls with emergent vegetation, willows, and other riparian plants native to the site. Slopes
 31 and banks would be stabilized with erosion control blankets, slope breakers, and straw wattles.

32 The restoration sites would be planted with California perennial grasses, riparian tree species, and
 33 riparian understory plants and shrubs. As a result of the planting and management of the site,
 34 overall the amount and quality of the native riparian habitat would be increased and enhanced. Oaks

1 would be planted on dryer sites, and sycamores and willows would be planted near the channel.
2 **Figure 2-5** shows the location of the proposed drainage areas and basins.

3 Neighborhood Parks and Common Areas

4 The open space system would also include a pair of active neighborhood parks, one at the northern
5 edge of the habitat preserve, and one in the center of the neighborhood. The park on Parcel F would
6 be 2.09 acres and would be characterized by lawn area for informal active recreation. The 0.41-acre
7 neighborhood center park, on Parcel B, would be more formal in character and would include a tot
8 lot. The open space system also includes three common areas (total of 0.47 acre) within the
9 residential development. The landscaping in the common areas would include trees and native
10 grasses.

11 Golf Course

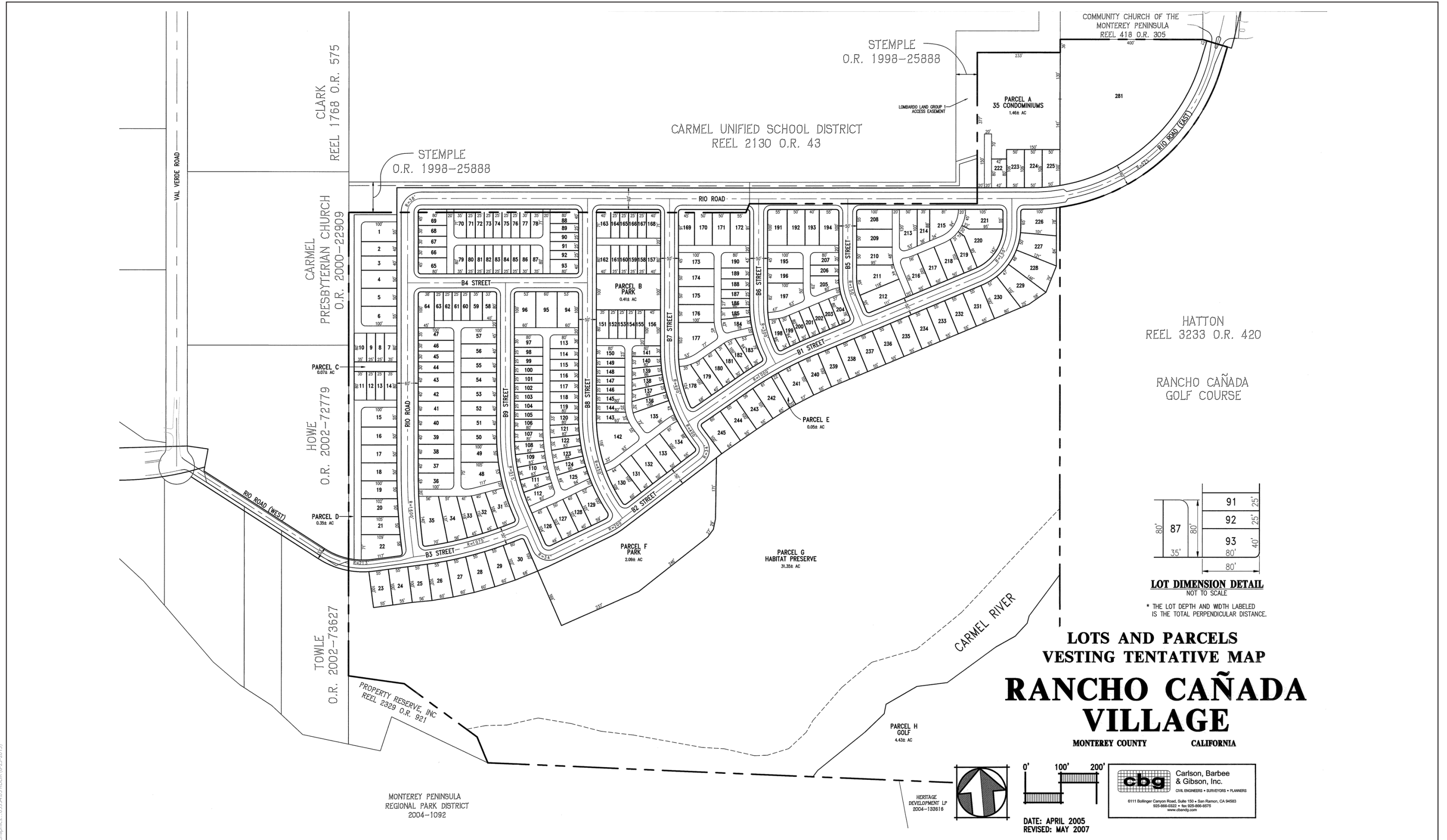
12 The remaining golf holes at Rancho Cañada Village West Golf Course that are located south of Carmel
13 River would be rerouted to create one 18-hole championship golf course and a 6-hole practice
14 course (not part of the Proposed Project). Reconfiguration of the golf holes on Parcel H is not part of
15 the Proposed Project. However, the golf course is within the development boundary and, therefore,
16 it is included as the total open space in the project area. The golf course, shown as Parcel H on
17 **Figure 2-4**, is approximately 4.43 acres.

18 Circulation

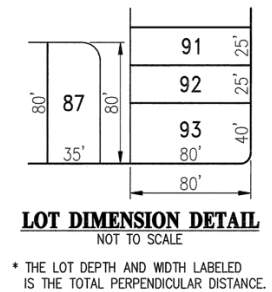
19 The circulation framework for the Proposed Project includes a small-scale internal street network
20 that feeds into the primary street network of the area. Under the Project, Rio Road west would be
21 developed as a public road for traffic access to the residential area with a network of connecting
22 local neighborhood streets with the goal of allowing safe ingress and egress for the public (**Figure 2-**
23 **3**). Primary access to the Rancho Cañada Village neighborhood would be via an extension of Rio
24 Road east, the street that currently serves as the entrance to the Community Church of the Monterey
25 Peninsula and the Rancho Cañada Golf Club, the extension of which would lead directly into the new
26 residential neighborhood and wind through to the small-scale extension of Rio Road west on the
27 western end of the neighborhood (**Figure 2-3** and **Figure 2-4**). The portion of Rio Road west of the
28 proposed development is currently in private ownership and the proposed improvements to Rio
29 Road would require permission of the property owners or the purchase of the needed right-of-way.

30 A small-scale grid pattern of different street types that conform to County standards would serve the
31 community. All streets would have sidewalks on both sides, and some would have designated
32 bikeways. All streets would have a 20-foot-wide *clear zone* designated to accommodate movement
33 of emergency vehicles that would be located in the roadway section. Most neighborhood streets
34 would be designed for 25 miles per hour. All streets would contain irrigated landscape shoulders
35 (verges) with street trees. The verges would be maintained by the community services district (CSD)
36 and/or the homeowners association (HOA) that would be formed for the development. All of the
37 roads within the new development would be privately owned and maintained by the CSD or HOA.

38 The network of sidewalks and paths would connect the residential uses to the neighborhood parks
39 and to amenities outside of the neighborhood such as the Crossroads Shopping Center, Carmel
40 Valley Middle School, and the habitat preserve. The pedestrian plan would connect into the Carmel
41 Valley trail system's planned regional trail system and would provide a link along the Carmel River,



LOTS AND PARCELS
 VESTING TENTATIVE MAP
**RANCHO CAÑADA
 VILLAGE**
 MONTEREY COUNTY CALIFORNIA



HERITAGE DEVELOPMENT LP
 2004-1139116

0' 100' 200'

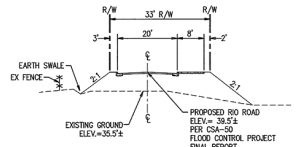
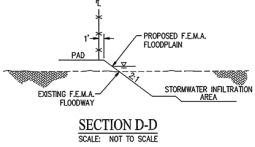
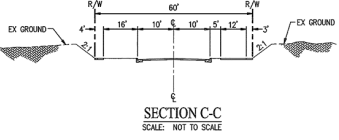
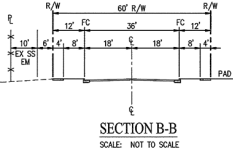
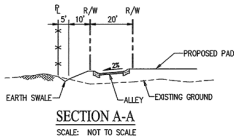
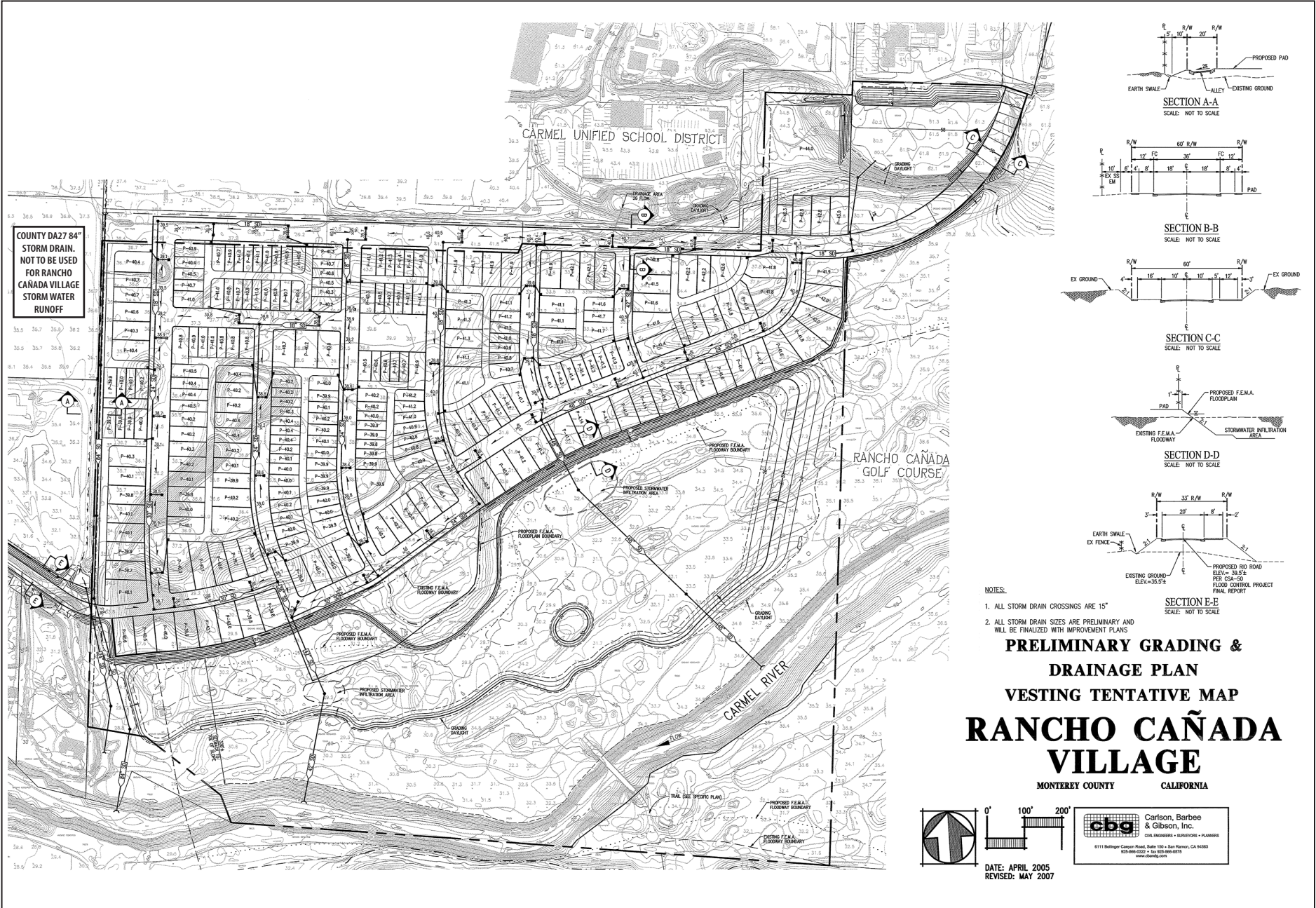
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Figure 2-4
 Proposed Project Lots and Parcels



- NOTES:
1. ALL STORM DRAIN CROSSINGS ARE 15"
 2. ALL STORM DRAIN SIZES ARE PRELIMINARY AND WILL BE FINALIZED WITH IMPROVEMENT PLANS

**PRELIMINARY GRADING &
 DRAINAGE PLAN**
VESTING TENTATIVE MAP
RANCHO CAÑADA VILLAGE
 MONTEREY COUNTY CALIFORNIA

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Figure 2-5
Proposed Project Preliminary Grading and Drainage Plan

1 including a crossing that would provide access into the Monterey Peninsula Regional Park District's
2 Palo Corona Ranch Regional Park.

3 The Proposed Project includes a Class 1 bicycle trail that would connect to the Class 2 bicycle trail
4 along Carmel Valley Road and to the planned regional Carmel Valley trail. The bicycle trail would
5 connect to the proposed extension of Rio Road west, providing access for neighborhood residents to
6 the shopping and neighborhood amenities available to the west of the neighborhood.

7 The community would be served by Monterey-Salinas Transit. All residences would be located
8 within walking distance of the existing Carmel Valley Road/Rancho Cañada transit stop at the
9 entrance to Rancho Cañada West Golf Club on Carmel Valley Road. Bus line 24 stops at this transit
10 station.

11 Carmel Valley Road would have a new traffic signal at the entrance to the Rancho Cañada Village
12 neighborhood, between the signals currently existing at the entrance to the Carmel Valley Middle
13 School to the west and the entrance to the Hacienda Carmel residential development to the east.

14 Utilities

15 The Proposed Project has existing water rights and would use on average approximately 115 acre-
16 feet per year (AFY) of water, which is approximately 90 AFY savings from the current golf course
17 irrigation for one golf course that would be eliminated with the project (See Chapter 3.10, *Public*
18 *Services, Utilities, and Recreation*). Water would be supplied to the homes either through the
19 California-American (Cal-Am) Water Company distribution system by assigning a portion of Rancho
20 Cañada's water rights to Cal-Am for delivery back to the Rancho Cañada Village homes or through
21 the creation of a newly formed, public or private CSD or water company to use the existing Rancho
22 Cañada wells to pump, treat, and purvey the amount of water necessary for the project.

23 AT&T would provide telecommunication and internet services, while cable television services would
24 be provided by Comcast Cable. It is anticipated that a fiber-optic telephone distribution system
25 would be installed in a common joint trench adjacent to roadways along with gas, electric, and cable
26 television facilities. In addition, expansion and/or upgrade of existing transmission facilities outside
27 of Rancho Cañada Village may be required and would be implemented by AT&T.

28 The Pacific Gas and Electric Company (PG&E) would provide gas and electrical service to the project
29 site. Construction of the Project would include installation of gas mains and/or electrical
30 distribution systems to serve the site. All new facilities would be constructed underground. Existing
31 PG&E gas mains would be extended and new distribution mains would be installed in the joint
32 trench. The need for new transmission facilities would be determined by PG&E.

33 The Carmel Area Wastewater District (CAWD) provides wastewater collection, treatment, and
34 disposal services to the project area. The project would connect to an existing 12-inch sewer trunk
35 line that runs westerly, parallel, and about 60 feet north of the northern boundary line of the project
36 site.

37 The solid waste and recycling program in Rancho Cañada Village would be managed by the Rancho
38 Cañada Village CSD or HOA in conjunction with the County. Rancho Cañada Village is within the
39 Monterey Regional Waste Management District and is governed by the provisions of Chapter 10.41
40 of the County Code of Ordinances. All residences and businesses are required to store trash in
41 approved containers and to have it removed weekly. Solid waste pick-up services would be provided

1 by Waste Management, Inc. and transferred to the Monterey Peninsula Landfill and Recycling
2 Facility. The proposed utility plan is shown in **Figure 2-6**.

3 **Drainage**

4 The project site is located within the lower reaches of the Carmel River Basin and is subject to
5 flooding during severe storms. Approximately 20.1 acres of the project site is within the Federal
6 Emergency Management Agency's (FEMA's) designated 100-year floodplain of the Carmel River.

7 The Project would place fill in the Rancho Cañada Village project site so that no lot or street would
8 be in FEMA's Special Flood Hazard Area. The Project would remove approximately 120,000 cubic
9 yards of fill from the current golf course to create a passive river basin park area. This onsite
10 excavated fill, plus an additional 100,000 cubic yards of fill from offsite, would provide
11 approximately 220,000 cubic yards of fill material for the building pad. All structures would be
12 placed on this building pad above the base flood elevation. A conditional letter of map revision has
13 been approved by the U.S. Army Corps of Engineers, effectively moving the floodplain and floodway
14 boundaries so that none of the development area would be located within the floodway or
15 floodplain. The preliminary grading and drainage plan is shown in **Figure 2-5**.

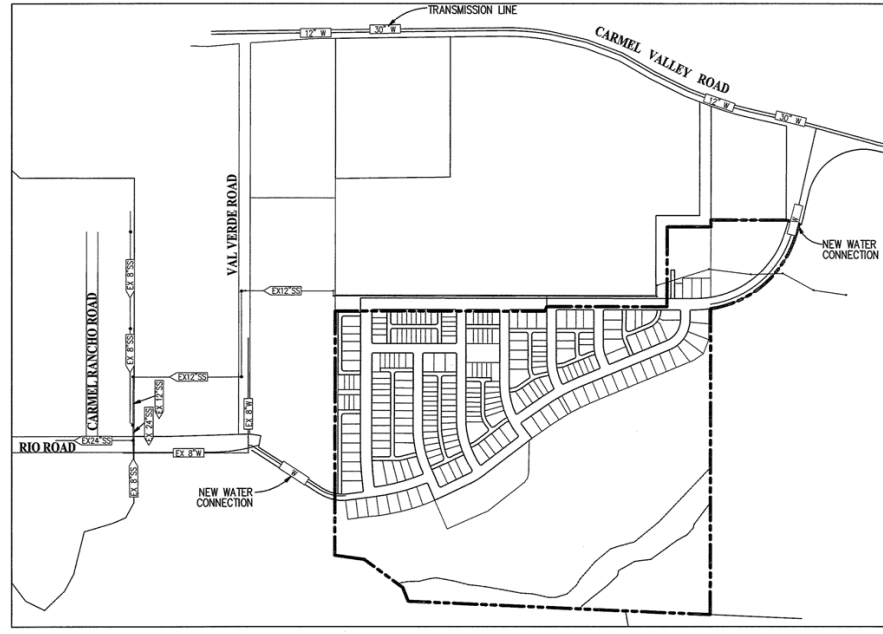
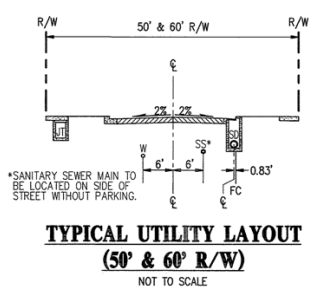
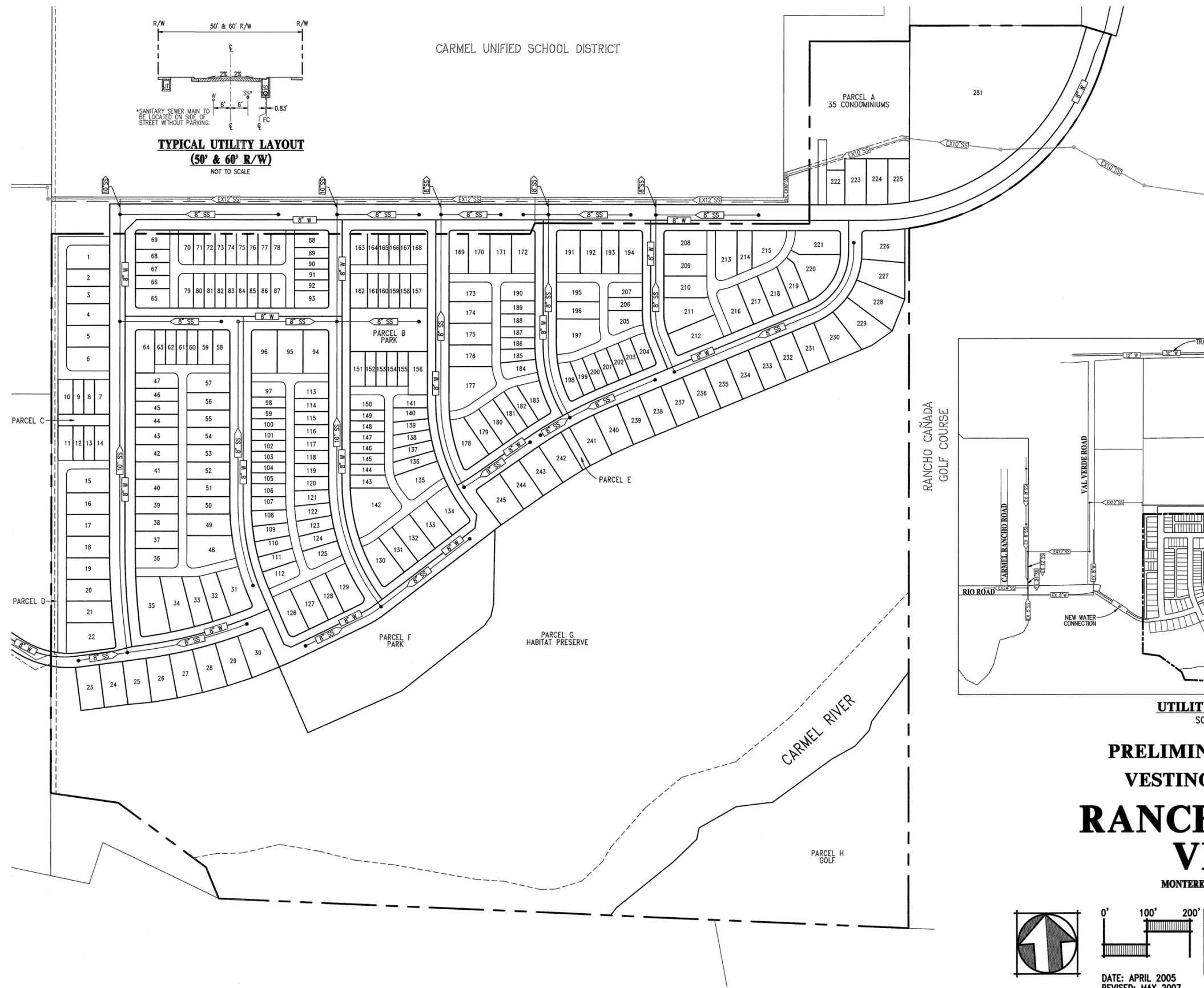
16 Within the existing golf course, there are several minor drainage structures and storm drain lines
17 that would be removed in the construction process. New storm drainage facilities, including
18 conventional drainage facilities and stormwater infiltration areas, would be constructed to serve the
19 Proposed Project. The conventional storm drainage facilities would intercept stormwater flows at
20 the project site boundaries, collect the water within the development, and convey it to a controlled
21 point of discharge. The conventional facilities would include earth swales, lined ditches, concrete
22 curb and gutter, manholes, catch basins, and underground storm drain pipes.

23 The Monterey County Water Resources Agency (MCWRA) has an unwritten policy that requires that
24 the post project, 100-year flow rate not exceed the preproject, 10-year flow rate. However, this
25 policy is not practical because the Project is so near the downstream end of the watershed.
26 Stormwater infiltration areas would collect and store stormwater run-off for percolation and release
27 into new outfall pipes in severe storms and in accordance with the MCWRA and state agency policy.

28 Best management practices (BMPs) used for stormwater quality treatment are classified as
29 structural and non-structural. Structural measures may include biofilters, wetlands, infiltration
30 basins, or mechanical structures, and are designed to remove pollutants from the stormwater. Non-
31 structural measures, such as street sweeping, public education or hazardous substance/recycling
32 centers, are preventative measures intended to control the source of pollutants. Rancho Cañada
33 Village would include both types of BMPs.

34 The primary structural BMP would be the stormwater infiltration areas. These areas should be
35 designed to take advantage of the high percolation rates of the native soils. This would promote
36 infiltration and allow for the removal of pollutants as stormwater percolates down through the soil.
37 Because these areas drain the entire site, they would be effective in improving the stormwater
38 quality at this portion of Carmel River. The proposed storm drainage facilities are shown in **Figure**
39 **2-5**.

40 Non-structural BMPs to be used at Rancho Cañada Village would include an ongoing street sweeping
41 program as part of the maintenance of the private streets, a public information package to be



PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
RANCHO CAÑADA VILLAGE
MONTEREY COUNTY CALIFORNIA

DATE: APRIL 2005
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Figure 2-6
Proposed Project Preliminary Utility Plan

1 distributed to homeowners upon purchase of their homes, and catch basins stenciled with the words
 2 “No Dumping—Drains to River.”

3 Consistent with the Monterey County Master Drainage: Lower Carmel Watersheds Plan (1975) and
 4 the Final Lower Carmel River Stormwater Management and Flood Control Report (2014), the
 5 County intends to construct a drainage channel from Carmel Valley Road, north of the project site, to
 6 the Carmel River that would run along the project site’s western boundary. In order to
 7 accommodate the County’s future drainage channel, the developer, at the time of construction of the
 8 project will install a below-grade drainage pipe on the project site that could connect to the drainage
 9 channel, when built, at a future date. As identified in the above-referenced plans, the County has
 10 determined that an open channel would be the most efficient, cost-effective type of drainage
 11 improvement; however, an open channel on the project site would be infeasible given the proposed
 12 site designs of the project. Therefore, the developer has proposed to install an 84-inch buried pipe
 13 during project construction and to be reimbursed by the County for such installation (see **Figure 2-**
 14 **5**).

15 Design Guidelines

16 The *Rancho Cañada Village Pattern Book: Design Guidelines for Residential Neighborhoods* (Pattern
 17 Book) (**Appendix B**), a book of architectural and site design guidelines, is included as part of the
 18 Proposed Project to regulate the design of all buildings and ensure that the Carmel Valley Road
 19 viewshed is protected. The Pattern Book illustrates and defines the basic parameters of the project
 20 and defines appropriate architectural styles and traditional zoning criteria for height, setbacks, and
 21 parking. The Pattern Book would be implemented via recorded Conditions, Covenants, and
 22 Restrictions (CC&Rs). Property owners would be required to obtain design review and approval
 23 from the Architectural Review Committee formed for the development. County Design and Site
 24 Approval would also be required in conformance with County Code. Tentative vesting maps for the
 25 Proposed Project are included as **Figure 2-3** through **Figure 2-7**.

26 Following certification of this Recirculated Draft EIR, discretionary approvals are required for a
 27 Combined Development Permit, Use Permit, Rezoning, General Plan Amendment, and Vesting
 28 Tentative Map. Once approved, the design and development of proposed residences would be
 29 regulated by the County Zoning Code (with property rezoned to **high-density residential**), except
 30 that different height and setback requirements would be implemented via notation on the recorded
 31 final map and Sectional District Map.

32 The developer would establish a formal design review process for the architecture to be carried out
 33 by an appropriate entity designated by the developer, such as a CSD or HOA. The County would not
 34 be involved with the formal design review process. Written design review approval from the entity
 35 designated by the developer would be required and would be submitted to the County as part of an
 36 application for Site Plan approval, Design Control approval and/or a building permit. Land Use
 37 Requirements

38 The Proposed Project would require the following amendments and changes to current land use
 39 plans:

- 40 | Amendment of General Plan/CVMP Policy CV-1.6 as follows:
- 41 CV- 1.6 New residential subdivision in Carmel Valley shall be limited to creation of ~~305~~ **190** new units
- 42 as follows:

- 1 a. Of the 305 units, 281 lots shall be reserved for the Rancho Canada project which shall include
 2 ~~There shall be preference to projects including~~ at least 50% affordable housing units.
- 3 b. Lots developed with affordable housing under the Inclusionary Housing Ordinance or an
 4 Affordable Housing Overlay (Policy LU-2.12) may have more than one unit per lot. Each unit counts
 5 as part of the total unit cap.
- 6 c. Existing lots with five (5) acres or more may have the first single family dwelling plus one
 7 accessory dwelling unit. Units added on qualifying existing lots shall not count as part of the total
 8 unit cap. New accessory dwelling units or single family dwellings beyond the first single family
 9 dwelling shall be prohibited on lots with less than five (5) acres, except that this provision shall not
 10 apply to projects that have already been approved, environmental review for such units has
 11 already been conducted, and in which traffic mitigation fees have been paid for such units prior to
 12 adoption of this Carmel Valley Master Plan.
- 13 d. New lots shall be limited to the first single family dwelling. Accessory dwelling units and single
 14 family dwellings beyond the first single family dwelling shall be prohibited.
- 15 e. Of the ~~305~~ 190 new units, 24 are reserved for consideration of the Delfino property (30 acres
 16 consisting of APN: 187-521-014-000, 187-521-015- 000, 187-512-016-000, 187-512-017-000,
 17 187-512-018-000, and 187-502-001-000) in Carmel Valley Village (former Carmel Valley Airport
 18 site) to enable subdivision of the property into 18 single family residential lots and one lot
 19 dedicated for six affordable/inclusionary units, provided the design of the subdivision includes at
 20 least 14 acres available for community open space use subject to also being used for subdivision
 21 related water, wastewater, and other infrastructure facilities.

22 Construction

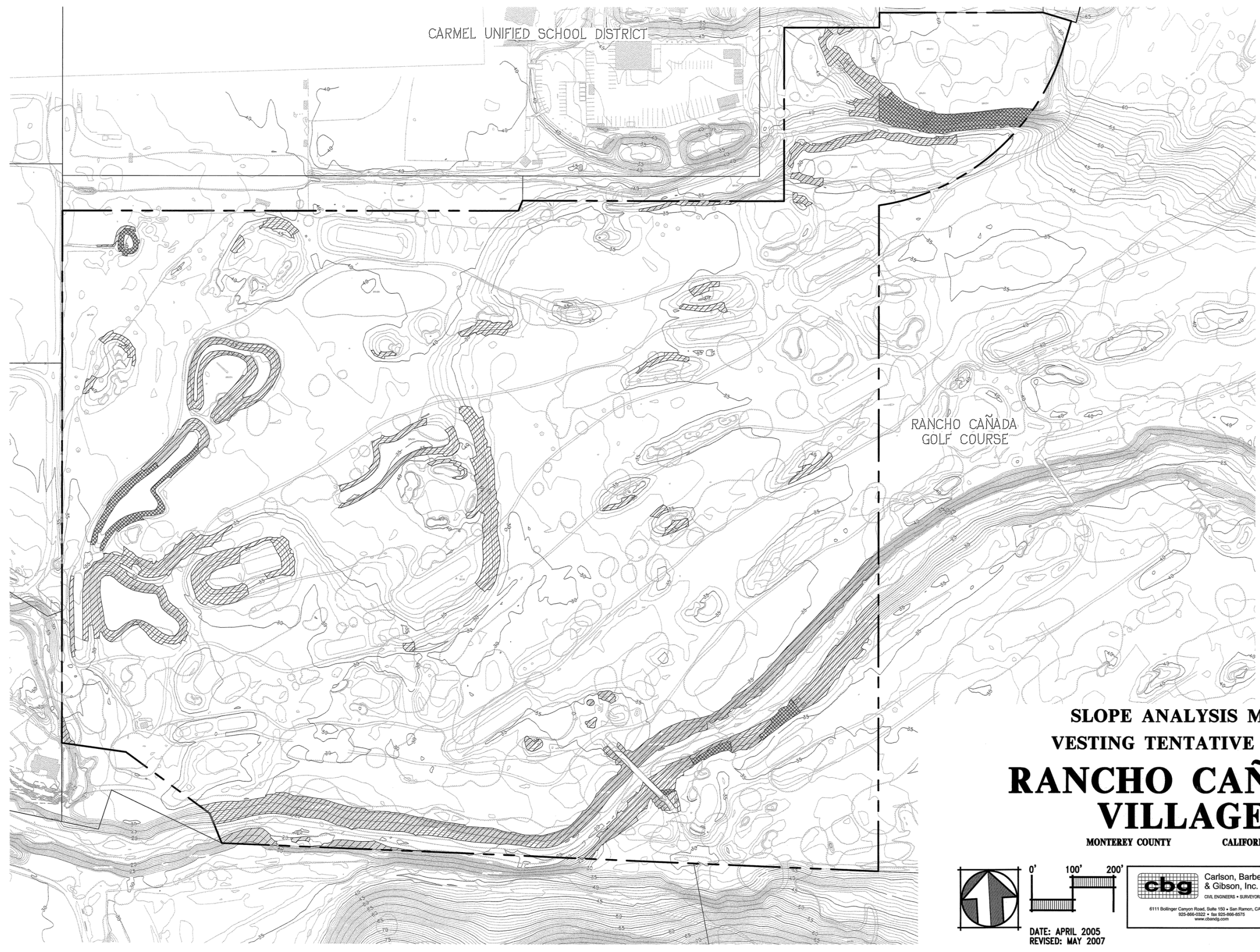
23 Construction of the Proposed Project would occur in four phases. The first phase includes 98
 24 residential units and is planned for completion in 2017, assuming Project approval in 2016. The
 25 second phase would include 96 residential units and the completion of two parks one on Parcel B
 26 and the other one on Parcel F. The third phase consists of 87 residential units. The fourth phase
 27 consists of the completion of the habitat preserve. Construction of each phase would depend on
 28 market conditions and, thus, it is possible for all four plan phases to be developed concurrently.

29 Construction of infrastructure (roads and utilities) would be phased in accordance with the needs of
 30 the Proposed Project. The final infrastructure plan would detail the improvements, and the
 31 implementation schedule.

32 Grading of the project site would occur concurrently for all phases. It would include the movement
 33 of approximately 220,000 cubic yards of fill, of which 100,000 cubic yards would be imported from
 34 offsite.

35 The source of the offsite fill is unknown at this time; and as a result, the following assumptions for
 36 the offsite fill would become conditions of approval for the Proposed Project.




- 37 | Fill will be free of petroleum or any hazardous constituents that might otherwise pose a risk to
 38 people or the environment.
- 39 | Fill will not be obtained from any location containing natural habitat for native species or
 40 cultural resources.
- 41 | Fill will not be obtained from any location wherein substantial pollutant emissions or noise will
 42 affect sensitive receptors.



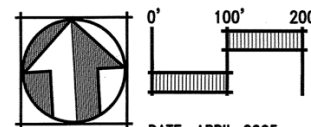
CARMEL UNIFIED SCHOOL DISTRICT

RANCHO CAÑADA GOLF COURSE

LEGEND

-  0-19.9% SLOPE
-  20-29.9% SLOPE
-  30% PLUS SLOPE

SLOPE ANALYSIS MAP
VESTING TENTATIVE MAP
RANCHO CAÑADA VILLAGE
 MONTEREY COUNTY CALIFORNIA



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Figure 2-7
Proposed Project Slope Analysis Map

1 | Fill will not be obtained from the Odello site or any site in proximity or adjacent to the proposed
2 | housing location or near any sensitive receptor in lower Carmel Valley.

3 | The applicant estimates that importation of fill would occur over a period of 28 days and would
4 | require 7,200 truckloads of fill material.

5 | 130-Unit Alternative

6 | The 130-Unit Alternative is proposed as a PUD on approximately 82 acres. This alternative would
7 | create an Affordable Housing and mixed-income community through the allocation of affordable
8 | moderate income housing units. Similar to the Proposed Project, the 130-Unit Alternative proposes
9 | a compact, pedestrian-friendly development, a variety of housing types, and recreational uses within
10 | the residential community. This alternative proposes similar uses as the Proposed Project, but with
11 | a lower number of overall units and lower density.

12 | Project Objectives

13 | The 130-Unit Alternative would meet all of the Proposed Project objectives.

14 | Housing

15 | The 130-Unit Alternative proposes 130-units of moderate and market rate housing on an
16 | approximate area of 42 acres (excluding the habitat preserve and drainage areas). All but one of the
17 | units would be on the same residential development location as the Proposed Project. One of the
18 | housing units is proposed on the easternmost new lot (shown as Lot 130 on **Figure 2-8**).

19 | The 130-Unit Alternative would have a reduced density and include 129 residential units at an
20 | approximate gross density of 3.4 units/acre (**Figure 2-8**), excluding the habitat preserve and
21 | drainage areas. This gross density would be considered medium density (1 to 5 units/acre) in the
22 | 2013 CVMP although specific densities within the residential development could be high-density in
23 | certain locations. This alternative includes approximately 30 X 120 foot and 50 X 120 foot lot sizes
24 | to support a mix of single family homes, duplexes (half-plexes), condominiums, and apartments
25 | except that Lot 130 would be a 4.6-acre single family lot. The maximum height of the proposed
26 | housing units is 2 stories and 24 feet; the 24-foot residential height limitation would be a
27 | development standard of the Medium-Density Residential Zoning District.

28 | The applicant has proposed that the 130-Unit alternative would include 25 moderate income
29 | inclusionary units.⁵ The moderate income housing units would be 100% affordable per the pricing

⁵ At present, the County's Inclusionary Housing Ordinance (Chapter 18.40) requires 20% of new housing units to be affordable to very low, low and moderate income households at the percentages specified in Policy LU-2.13. Unlike Policy LU-2.13, the Inclusionary Ordinance does not require 5% of new units to be Workforce I. To date, no residential projects have been required to provide 25% affordable units, consistent with Policy LU-2.13. The applicant proposes to build 25 of the residences onsite as rental units affordable to moderate income households or to build 8% of the 130 units as moderate income units and seek approval from the County to pay an in-lieu fee for the required very low and low income units. Based on the Inclusionary Ordinance's 20% affordability requirement, a minimum of 26 units of the 130 proposed units would need to be affordable; however, the applicant is proposing 25 affordable (moderate income) units rather than 26 based on the premise that 125 new lots are being created through the proposed subdivision even though 130 new units are proposed. The Inclusionary Ordinance (Section 18.40.070A) states, "to satisfy its inclusionary requirement on-site, a residential development must construct

1 and eligibility requirements at the moderate income level. Twelve of the moderate income housing
 2 would be condominium units located on Parcel C (**Figure 2-8**). The remaining 13 units would be on
 3 the 30 X 120 foot lots. **Table 2-3** lists the housing type and units proposed by this alternative.

4 **Table 2-3. 130-Unit Alternative Proposed Housing Mix**

Unit Type	Number of Units	Percent of Total Units	Income Level
Condominiums	12	9%	Moderate
Small Lot Single Family (30 X 120')	13	11%	Moderate
Subtotal	26	20%	
Small Lot Single Family (30 X 120')	15		Market Rate
Small Lot Single Family (50 X 120')	82		Market Rate
Custom Single Family (Avg. ~0.30 acre)	7		Market Rate
Large Lot Single Family (4.6 acre)	1		Market Rate
Subtotal	104	80%	
Total	130	100%	

5
 6 Property development standards that would apply to new construction or alterations and additions
 7 in the Rancho Cañada Village subdivision for the 130-Unit Alternative are shown in **Table 2-4**.
 8 These standards would apply to all lots except Lot 130, which would be rezoned to Low Density
 9 Residential (LDR)/2.5-acre minimum site area, consistent with existing residential development
 10 immediately to the east.






11 Under the 130-Unit Alternative, architectural features such as bay windows, chimneys, stairways,
 12 recesses or projections, elements characteristic of Carmel Valley residences, would be encouraged to
 13 avoid long, unmodulated building facades.

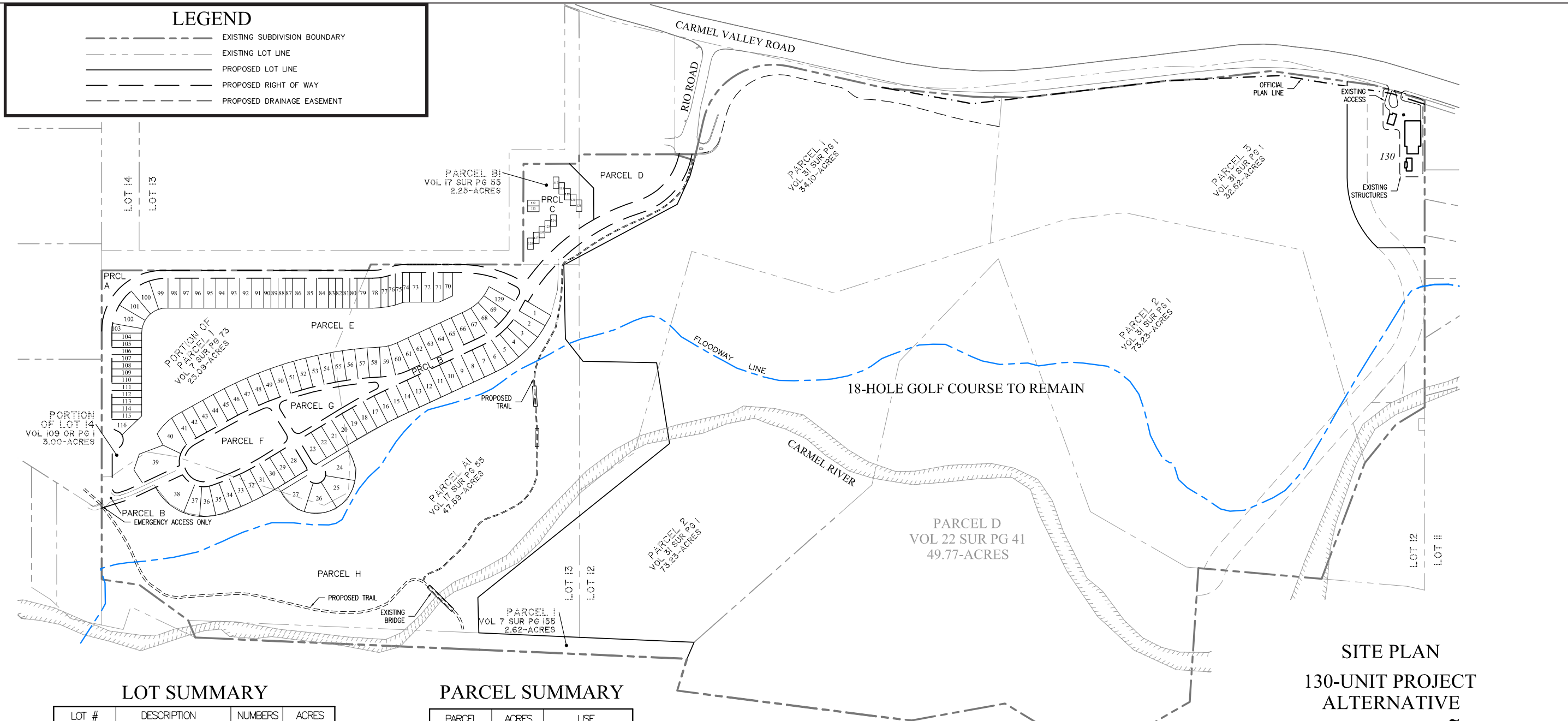
14 The design and development features of this project alternative would be implemented with the
 15 rezoning of the site as a PUD, within the Medium Density Residential (MDR) Zoning District. The site
 16 would also be subject to the Design (D) Control and Site Plan (S) Review combining districts, typical
 17 of sites located in Carmel Valley.

inclusionary units in an amount equal to or greater than twenty (20) percent of the total number of units approved for the residential development.” The 130-unit Alternative proposes 130 total units, 20% of which is 26; therefore, a minimum of 26 affordable, or inclusionary, units is required, not 25.

This EIR analyzes the proposed 130-units included in this alternative. The potential units that may be built through use of an in-lieu fee are not analyzed specifically in this EIR because their location, timing, and character cannot be reasonably ascertained at this time in order to provide any meaningful environmental analysis. Such new development would be subject to any required environmental analysis at the time that actual affordable units would be built in part or in-whole with the in-lieu fee. As to the general character of such environmental impacts, please see the general analysis of the environmental impacts of residential development facilitated by the water transfer included in this alternative found in the analysis of growth inducement in Chapter 4.

LEGEND

-  EXISTING SUBDIVISION BOUNDARY
-  EXISTING LOT LINE
-  PROPOSED LOT LINE
-  PROPOSED RIGHT OF WAY
-  PROPOSED DRAINAGE EASEMENT



LOT SUMMARY

LOT #	DESCRIPTION	NUMBERS	ACRES
117-128	CONDOMINIUMS	12	SEE PRCL C
70-71,74-77, 80-83,87-90, 103-116	30' X 120' MARKET RATE	28	2.5
SUBTOTAL		40*	
1-23,28-37, 41-69,72-73, 78-79,84-86, 91-102,129	50' X 120' MARKET RATE	82	11.9
24-27,38-40	CUSTOM MARKET RATE	7	2.0
130	HATTON RESIDENTIAL LOT	1	4.6
SUBTOTAL		90	21.0
LOTS TOTAL		130**	

* OF WHICH 25 WILL BE MODERATE INCOME
 ** RELOCATION OF 5 EXISTING LOTS

PARCEL SUMMARY

PARCEL	ACRES	USE
A	0.3	WELL SITE/DRAINAGE EASEMENT
B	5.3	ROADWAYS
C	1.9	CONDOMINIUMS
D	1.7	OPEN SPACE
E	9.5	COMMON AREA
F	1.7	COMMON AREA
G	0.9	COMMON AREA
H	39.4	OPEN SPACE/ CONSERVATION AND SCENIC EASEMENT/ DRAINAGE EASEMENT
TOTAL	60.7	

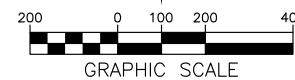
REMAINING PARCEL SUMMARY

PARCEL	ACRES
ADJ 1	28.5
ADJ 2	75.5
ADJ 3	27.9
D	49.8
TOTAL	181.7

NOTE: ACREAGES ARE APPROXIMATE.

**SITE PLAN
 130-UNIT PROJECT
 ALTERNATIVE
 RANCHO CAÑADA
 VILLAGE**

MONTEREY COUNTY CALIFORNIA
 MARCH 2015



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**Figure 2-8
 130-Unit Alternative Site Plan**

1 **Table 2-4. 130-Unit Alternative Property Development Standards**

Minimum Lot Area and Lot Depth per Dwelling Unit	
Single Family Detached Home	6,000 square feet
Half-Plex	3,000 square feet
Minimum Lot Depth	100 feet
Minimum Lot Width/Frontage	30 feet (except condominiums)
Setback Requirements ¹	
Front Setback – House	15 feet, minimum
Front Setback – Garage or Carport ²	20 feet minimum
Side Setback– First Story ³	4 feet, minimum, or zero setback on common lot line
Side setback – First Story Corner	10 feet minimum to house / 20 feet to garage
Side Setback – First Story Combined ⁴	20% of lot width, minimum.
Side Setback – Second Story Individual	7 feet, minimum.
Side Setback – Second Story Corner	Greater of 25% of lot width or 15 feet, minimum
Side Setback – Second Story Combined ⁴	40% of lot width
Rear Setback	20 feet minimum
Height	2 stories and 24 feet, maximum.
Maximum Lot Coverage (percent) ⁵	40%
Maximum Floor Area Ratio (FAR) ⁶	40%

Notes:

Lot 130 not subject to development standards cited in **Table 2-4**.

¹ Variances to the setbacks may be granted to achieve a variation between the dwelling and units on adjacent lots thereto, or to achieve design considerations described below. No variance shall be approved until notice is given to all adjoining owners and the owner across the street.

² The minimum front yard setback of any garage, carport, or parking pad is 20 feet from the front property line.

³ The side yard setback for a single family residence shall be not less than four (4) feet. For a half-plex on a lot or a single family residence on two adjoining lots, there shall be a zero minimum side yard setback along the common lot line, and the four foot minimum setback shall be measured from the opposite side property line.

⁴ A combined total of 40% of the lot width may be varied along the length of a structure, but not less than 7 feet or more than 15 feet. Combined side yard setbacks shall be measured along lines parallel to the front property line. Side yard setbacks for nonrectangular sites shall be computed using an average of the front and rear property lines.

⁵ Uncovered decks and stairways shall not be counted in lot coverage.

⁶ Floor area includes all space within the exterior dimensions of the structure, excluding garages or basements used for storage or mechanical uses (i.e., not home theaters or living areas).

2

3 **Open Space, Recreation, and Common Areas**

4 Similar to the Proposed Project, this alternative proposes approximately 39 acres of permanent
 5 habitat preserve open space, 1.7 acres of community park, and approximately 12 acres of common
 6 areas within the development area (**Figure 2-8**). This alternative also proposes onsite trails for
 7 connection to the regional trail system to the County parks system. The 0.8-mile trail, including the
 8 existing golf bridge, would extend along the southern perimeter of the housing development and
 9 cross the existing golf cart bridge to connect to the Monterey Regional Park District park system.

1 Landscaping in the common areas would primarily include planting of native trees and native
2 grasses.

3 The habitat preserve area (approximately 39 acres) has been redesigned for the 130-Unit
4 Alternative as illustrated in the grading and drainage plans (**Figure 2-9**). Compared to the Proposed
5 Project, the natural habitat preserve area for the 130-Unit Alternative would include larger basins
6 and fewer trees than the 2006 Restoration Plan for the Proposed Project. The natural habitat would
7 include native riparian woodland, riparian scrub, grassland, and wetland vegetation, which would
8 create wetland habitat and enhance habitat for biological resources, including species such as red-
9 legged frog. Unlike the Proposed Project, the 130-Unit Alternative does not propose a restoration
10 plan. A restoration plan for the 130-Unit Alternative would be developed upon project approval.
11 Thus, the restoration plan discussed in this Recirculated Draft EIR is only applicable to the Proposed
12 Project.

13 Public–Quasi Public Lot Reconfiguration

14 Due to proposed residential and open space development, this alternative also includes
15 reconfiguration of three existing public-quasi public (PQP) lots within the remaining golf-course to
16 exclude the areas not included in the golf course; since these reconfigured lots are presumed to
17 remain in the golf course, they are not analyzed further in this Recirculated Draft EIR.

18 Circulation

19 Rio Road would be extended from the east southwest across the site to meet up with the emergency
20 access section of Rio Road extending to the west. A local access road would connect to Rio Road on
21 the southwest side of the development and run north and east along the boundary of the site.
22 (**Figure 2-8**). The portion of Rio Road west of the 130-Unit Alternative would be used for
23 emergency, bicycle, and pedestrian access only.

24 Utilities

25 The 130-Unit Alternative would reduce the amount of potable water demand on the project site
26 compared to the Proposed Project and compared to existing conditions. Proposed water uses are as
27 follows (see analysis in Chapter 3.10, *Public Services, Utilities, and Recreation*).

28 | Residential and irrigation uses at the 130-Unit Alternative site (approximately 70 AFY for an
29 average year).

30 | A proposal to dedicate 60 AFY for new connections (subscriber uses) to be served by Cal-Am
31 and to be used by Cal-Am in the interim to offset its unauthorized diversions until subscription
32 water use occurs. This water use would be offsite and could be anywhere within the Cal-Am
33 service area.

34 The overall proposed water use would be 130 AFY, including the proposed dedications. The
35 applicant proposes to dedicate an additional approximately 50 AFY beyond the uses noted above, to
36 bring the total project water use up to 180 AFY.

37 For more detailed discussion of water demand and supply, refer to Chapter 3.10, *Public Services,*
38 *Utilities, and Recreation.*

1 Water use for domestic and municipal purposes would be diverted from an existing well or
2 rehabilitated well(s) located onsite. A pipeline from the existing or new well to the nearby Cal-Am
3 water distribution system would be constructed. The water use proposed under this alternative
4 would require approval from the State Water Resources Control Board and Monterey Peninsula
5 Water Management District.

6 The 130-Unit Alternative is within the same service provider area as the Proposed Project.
7 Telecommunication and internet, gas and electrical, and wastewater utilities services would be
8 similar to the Proposed Project.

9 Drainage

10 Similar to the Proposed Project, the project site of 130-Unit Alternative is in the lower reaches of the
11 Carmel River Basin and is subject to flooding during severe storms. Approximately 55 acres of the
12 project site is within the FEMA-designated 100-year floodplain of the Carmel River.

13 The 130-Unit Alternative would place fill in the project site so that no new lots or streets would be in
14 FEMA's Special Flood Hazard Area. The 130-Unit Alternative would remove approximately 168,000
15 cubic yards of fill from the current golf course to create a passive river basin park area and the fill
16 used to create the building pad for the development area. All structures would be placed on this
17 building pad above the base flood elevation. The preliminary grading and drainage plan is shown in
18 **Figure 2-9**.

19 Similar to the Proposed Project, there are several minor drainage structures and storm drain lines
20 that would be removed in the construction process. New storm drainage facilities, including
21 conventional drainage facilities and stormwater infiltration areas, would be constructed to serve the
22 130-Unit Alternative site. The conventional storm drainage facilities would intercept stormwater
23 flows at the site boundaries, collect the water within the development, and convey it to a controlled
24 point of discharge. The conventional facilities would include earth swales, lined ditches, concrete
25 curb and gutter, manholes, catch basins, and underground storm drain pipes.

26 MCWRA has an unwritten policy that requires that the post project, 100-year flow rate not exceed
27 the preproject, 10-year flow rate. However, this policy is not practical because the site is so near the
28 downstream end of the watershed. Stormwater infiltration areas would collect and store
29 stormwater run-off for percolation and release into new outfall pipes in severe storms and in
30 accordance with the MCWRA and state agency policy.

31 BMPs used for stormwater quality treatment may include wetlands, infiltration basins, or
32 mechanical structures, and are designed to remove pollutants from the stormwater. Non-structural
33 measures, such as street sweeping, public education, or hazardous substance/recycling centers, are
34 preventative measures intended to control the source of pollutants.

35 The primary structural BMP would be the stormwater infiltration areas. These areas should be
36 designed to take advantage of the high percolation rates of the native soils. This would promote
37 infiltration and allow for the removal of pollutants as stormwater percolates down through the soil.
38 Because these areas drain the entire site, they would be effective in improving the stormwater
39 quality at this portion of Carmel River. The proposed storm drainage facilities are shown in **Figure**
40 **2-9**.

1 Non-structural BMPs to be used at for the 130-Unit Alternative would include an ongoing street
2 sweeping program as part of the maintenance of the private streets, a public information package to
3 be distributed to homeowners upon purchase of their homes, and catch basins stenciled with the
4 words “No Dumping—Drains to River.”

5 Similar to the proposed project, the County intends to construct a drainage channel from Carmel
6 Valley Road, north of the project site, to the Carmel River that would run along the project site’s
7 western boundary. In order to accommodate the County’s future drainage channel, the developer, at
8 the time of construction of the 130-unit alternative) would install a below-grade drainage pipe on
9 the project site that could connect to the drainage channel, when built, at a future date. While the
10 County has determined that an open channel would be the most efficient, cost-effective type of
11 drainage improvement, an open channel on the project site would be infeasible given the proposed
12 site designs of the 130-unit alternative. Therefore, the developer has proposed to install an 84-inch
13 buried pipe during project construction and to be reimbursed by the County for such installation.

14 Design Guidelines

15 Unlike the Proposed Project, the 130-Unit Alternative, following approval of the subdivision map,
16 General Plan amendment and rezoning would likely be developed over time by individual property
17 owners who have purchased the undeveloped lots. Under the 130-unit Alternative, the project
18 applicant proposes to develop only the affordable housing units, which will be available to income-
19 qualified households as rental units. The 130-Unit Alternative would be developed subject to
20 General Plan/CVMP and policies and according to the standards and requirements specified in the
21 MDR, Design Control and Site Plan Review Zoning Districts. Lot 130 would be developed according
22 to the standards and requirements specified in the LDR/2.5-acre minimum site Zoning District.

23 Land Use Requirements

24 The 130-unit Alternative would require the following changes to current land use plans:

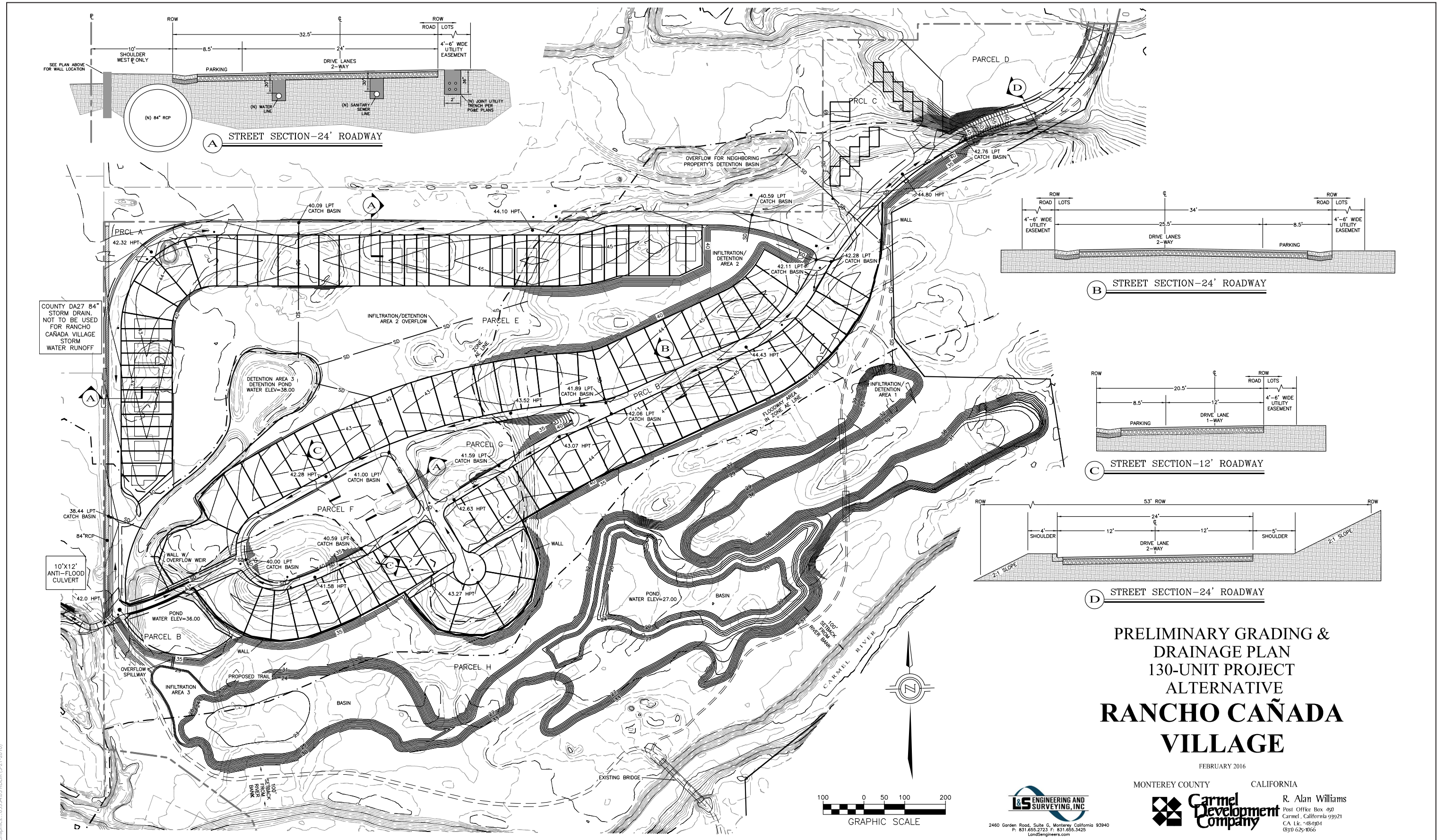
25 | Amendment of CVMP Policy 1.27 as follows:

26 | | Special Treatment Area: Rancho Canada Village – Up to 40 acres within properties located
27 | | generally between Val Verde Drive and the Rancho Canada Golf Course, from the Carmel
28 | | River to Carmel Valley Road, excluding portions of properties in floodplain shall be
29 | | designated as a Special Treatment Area. Residential development may be allowed with a
30 | | density of up to 10 units/acre in this area and shall provide a minimum of 20% ~~50%~~
31 | | Affordable/Workforce Housing. Prior to beginning new residential development (excluding
32 | | the first unit on an existing lot of record), projects must address environmental resource
33 | | constraints (e.g.; water, traffic, flooding).

34 Construction

35 Construction of the 130-Unit Alternative would be constructed in four phases. Duration of
36 construction would depend on market conditions.

37 Phase 1 would include the main entry off Rio Road east, the condominiums, and the grading for the
38 natural habitat area. In addition to the grading of the natural habitat area, Phase 1 would include the
39 development of the basin and utilities for the natural habitat area. Phase 2 would include the north
40 and west road and lots, Phase 3 would include the center road and lots, and Phase 4 would include



PRELIMINARY GRADING &
 DRAINAGE PLAN
 130-UNIT PROJECT
 ALTERNATIVE
**RANCHO CAÑADA
 VILLAGE**

FEBRUARY 2016

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Figure 2-9
130-unit Alternative Preliminary Grading and Drainage Plan

1 the completion of the natural habitat area. The final infrastructure plan will detail the improvements
 2 and the implementation schedule.

3 Grading of the project site would occur concurrently for all phases. Maximum depth of excavation
 4 during construction is 18 feet below surface. Grading would include the movement of approximately
 5 168,000 cubic yards of fill, all of which would come from the onsite cut.

6 Intended Uses of this Draft EIR

7 As indicated above, this Recirculated Draft EIR is an informational document for decision-makers.
 8 CEQA requires that decision-makers review and consider the Draft EIR in their consideration of this
 9 Project. Monterey County is the lead agency responsible for certifying the Draft EIR and for
 10 approving land use regulatory and policy changes and the local land use permits related to the
 11 Project. Agencies with permit review or approval authority over the Project are summarized in
 12 **Table 2-5** for both the Proposed Project and the 130-Unit Alternative. The agencies in **Table 2-5** are
 13 the responsible agencies under CEQA and will use the Recirculated Draft EIR as the environmental
 14 basis of their decisions.

15 **Table 2-5. Summary of Local, State, and Federal Discretionary Actions**

Agency	Permit/Review Required
County of Monterey (County)	<p><u>For both Proposed Project and 130-unit Alternative:</u> CEQA Lead Agency Use Permit/Grading Permit for movement/placement of 112,000 to 220,000 cubic yards of soil. Monterey County Water Resources Agency approval concerning floodplain management and drainage facilities Monterey County Public Works approval for public road improvements Monterey County Department of Environmental Health for any well permits or permits for mutual water company Use Permit for the development of public facilities and installation of infrastructure Use Permit for development within the Carmel Valley Floodplain Tree Removal Permit</p>
	<p><u>For Proposed Project only:</u> Amendment to the General Plan/Carmel Valley Master Plan, related to land use designations and development intensity (residential unit subdivision cap) Rezoning to High-Density Residential (HDR) based on proposed density. Combined development permit consisting of a vesting tentative standard subdivision to create 281 residential units. The Project consisting of 182 single-family dwellings, 64 town-homes, and 35 condominium/flats; approximately 34 acres of open space including two parks and a habitat preserve Recorded CC&Rs</p>

Agency	Permit/Review Required
	<p><u>For 130-unit Alternative only:</u> Amendment to the General Plan/Carmel Valley Master Plan, related to land use designations, and housing affordability Rezoning to residential Medium-Density Residential and Low-Density Residential Zoning Districts based on proposed density. Combined development permit consisting of a vesting tentative standard subdivision to create 130 residential units, consisting of single-family dwellings, half-plexes and condominiums and including parks, trails and open space/habitat preserve areas</p> <p>Approval of Planned Unit Development</p>
Monterey Peninsula Water Management District (MPWMD)	Potential approval of Cal-Am connection, through Cal-Am water distribution system, if pursued Potential approval of water distribution system for mutual water company or community services district if Cal-Am service is not pursued Approval of ordinance allowing for water use permits and water permit connections based on use of Rancho Canada Golf Course water usage (130-Unit Alternative only)
Monterey County Local Agency Formation Commission (LAFCO)	Creation of a Community Services District (CSD) Annexation to Carmel Area Wastewater District
State Water Resources Control Board (State Water Board)	Potential approval of permit to allow Rancho Canada Golf Course water to be conveyed by Cal-Am Potential approval of use of part of existing allotment for other approved development and existing lots of record (130-Unit Alternative only)
California Department of Fish and Wildlife (DFW)	Incidental take permit, if state-listed species affected Streambed Alteration Permit, if required Trustee agency for biological resources
Regional Water Quality Control Board (Regional Water Board)	Waste discharge requirements for Section 402 of the federal Clean Water Act (CWA); Section 401 CWA certification or waiver; General construction stormwater discharge permit
Federal Emergency Management Agency (FEMA)	Approval of Conditional Letter of Map Revision (CLOMR)
U.S. Army Corps of Engineers (USACE)	Permit under CWA Section 404 if jurisdictional waters or wetlands affected
U.S. Fish & Wildlife Service (FWS)	Approval of incidental take permit if potential for effect on listed wildlife species; consultation under Section 7 of the federal Endangered Species Act (ESA) if USACE permit required
National Oceanic and Atmospheric Administration (NOAA) National Marine Fisheries Service (NMFS)	Approval of incidental take permit if potential for effect on listed fish species; consultation under Section 7 of the federal ESA if USACE permit required

1