Executive Summary

Introduction

This summary presents the major findings of this Recirculated Draft Environmental Impact Report (DEIR) including the following:

- A brief overview of the Rancho Cañada Village Project (Proposed Project) and 130-Unit Stemple Property Avoidance Alternative (130-Unit Alternative);
- Discussion of areas of known controversy;
- A description of the alternatives considered and their impacts; and
- A summary of impacts and mitigation measures.

Project Overview

Project Location

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

Project Background

The Proposed Project was originally proposed by the Project Applicant in 2004, and the Project application was deemed complete prior to circulation of the January 2008 Draft Environmental Impact Report (EIR). At the time the application was deemed complete, the County General Plan in effect was the 1982 Monterey County General Plan, as amended, and the 1986 Carmel Valley Master Plan (CVMP), as amended. While the Draft EIR was on hold, the County subsequently adopted a new General Plan in 2010 and a new CVMP in 2013. Although the Project's application was deemed complete before the new General Plan and new CVMP were adopted, the County has determined that the project is subject to the current 2010 General Plan and 2013 CVMP land use plans and not the previous plans.

This Recirculated Draft EIR includes discussion of the prior land use plans and policies for informational use only but they are not used for impact analysis. This Recirculated Draft EIR uses the current land use plans and evaluates the consistency of the Proposed Project and the 130-Unit Alternative with the 2010 General Plan and 2013 CVMP.

Project Goals and Objectives

As stated in the application materials, the Proposed Project has the following goals:

Economic Goals

- Create Affordable (Inclusionary) and Workforce Housing that remains affordable for as long as possible.
- Create a mixed-income community with a range of housing opportunities across the economic spectrum.
- Ensure that new development pays for 100% of infrastructure and services needed to support the new neighborhood.
- Establish mechanisms for maintaining and operating private infrastructure.

Environmental Goals

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

Social Goals

- Create a diverse, mixed-income community with a full spectrum of life cycle housing opportunities.

Proposed Project

The Project proposes a 281-unit residential neighborhood and 39 acres of permanent open space and common areas within the 81-plus acre project site. The Proposed Project application consists of a Combined Development Permit[1] for the creation of a new, 281-unit, mixed-use residential neighborhood on approximately 38 acres[2]. The elements of the design proposal include a mix of smart growth and traditional neighborhood principles that involve the incorporation of established shopping facilities, schools, open space, and churches. Additionally, the development proposal attempts to meet the need for affordable housing in Carmel Valley. Nearly fifty percent of the homes (140 units) are proposed to be deed-restricted as affordable and workforce units. The Proposed Project would also include an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and egress for residents and the public through Rio Road west. Open space under the Proposed Project would consist of two neighborhood parks, a portion of the existing

[1] The Proposed Project was originally proposed to be implemented though 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.

[2] The 38 acre area excludes park areas, common areas, the habitat reserve, and golf course.

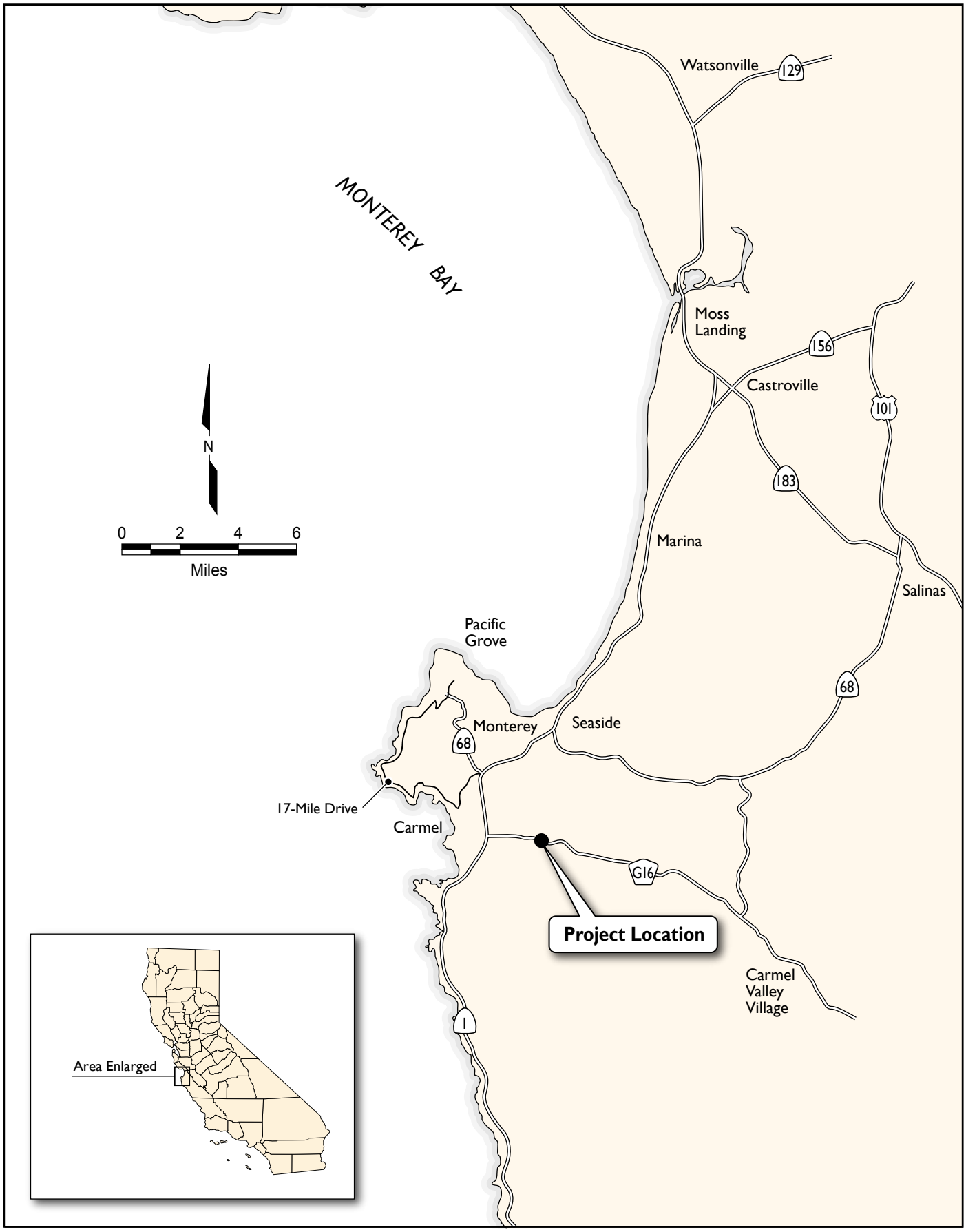

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Figure ES-1
Project Vicinity

golf course[3], common areas, and a habitat preserve located along the north side of Carmel River. Project development would include:

- 281 residential units on 40 acres of land, of which 182 would be single-family homes, 64 townhomes, and 35 condominiums/flats. Half (50%) of the residences (140 units) would be deed-restricted Affordable and Workforce units, and the other units would be market rate.
- 0.41 acre of park (on Parcel B, proposed within the mixed-use neighborhood); common areas totaling 0.47 acre; and a 2.09-acre park (on Parcel F, adjacent to the habitat preserve)and
- 39 acres of permanent open space to include a habitat preserve, active recreation areas, and trails.

Road, Infrastructure, and Trail Improvements

Road, infrastructure and trail improvements would include:

- Improvements to the Carmel Valley Road intersection with the Rancho Cañada Golf Course entrance;
- Creation of a private, internal street network between Carmel Valley Road and Rio Road;
- Rio Road Extension into the Proposed Project neighborhood;
- Sanitary sewer, potable water, joint utilities, and stormwater drainage extensions in and around project development sites;
- Creation of a pedestrian system plan to accommodate the needs of pedestrians and bicyclists. This network would connect residences with neighborhood parks and extend to the nearby networks and trails planned and existing within the greater project area; and
- Creation of a trail system within the proposed habitat preserve that would connect into the Carmel Valley Trail System's planned regional trail.

Preservation and Conservation

The proposed project includes the creation of a permanent 31.3-acre habitat preserve between the Carmel River and the proposed residential development. The preserve would contain low-impact improvements including trail systems, seating areas, and native landscaping.

130-Unit Alternative

The 130-Unit Alternative is proposed as a Planned Unit Development (PUD) on approximately 82 acres. This alternative would create and affordable housing and mixed-income community through the allocation of affordable moderate income housing units. Similar to the Proposed Project, the 130-Unit Alternative proposes a compact, pedestrian-friendly development, a variety of housing types, and recreational uses within the residential community. This alternative proposes similar uses as the Proposed Project, but with a lower number of overall units and lower density.

[3] 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.

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

Development

The 130-Unit Alternative development would include:

- 130 residential units on approximately 42 acres of land, of which 118 would be single-family homes and 12 condominiums. Twenty–five units would be moderate income inclusionary units, and the other units would be market rate.
- 1.7- acres of community park and approximately 12 acres of common areas within the 42 acre area; and
- 39 acres of habitat preserve area.

Road, Infrastructure, and Trail Improvements

Road, infrastructure and trail improvements would include:

- Creation of a private, internal street network between Carmel Valley Road and Rio Road;
- Rio Road Extension into the 130-Unit Alternative site;
- Sanitary sewer, potable water, joint utilities, and stormwater drainage extensions in and around project development sites;
- Creation of a pedestrian system plan to accommodate the needs of pedestrians and bicyclists. This network would connect residences with neighborhood parks and extend to the nearby networks and trails planned and existing within the greater project area; and
- Creation of a trail system within the proposed habitat preserve that would connect into the Carmel Valley Trail System's planned regional trail.

Preservation and Conservation

The 130-Unit Alternative includes the creation of a permanent 39-acre habitat preserve. The habitat preserve area would include native riparian woodland, riparian scrub, grassland, and wetland vegetation, which would create wetland habitat and enhance habitat for biological resources.

Maintenance and Operations

Telecommunication and internet, gas and electrical, and wastewater utilities services for the 130-Unit Alternative would be similar to the Proposed Project.

Areas of Known Controversy and Concern

This section discusses the key issues of public and agency concern relative to the Proposed Project and the conclusions of this Recirculated DEIR regarding those issues. This is not a comprehensive discussion of impacts of the Proposed Project and 130-Unit Alternative, of which the reader is directed to discussion below in **Table ES-1** at the end of this Chapter, and Chapter 3 and 4 of this Recirculated DEIR.

- **Land Use**
  - The 2013 CVMP and 2010 General Plan land use designation for the site is Public/Quasi-Public (P/QP), which does not allow for residential subdivision. However, as noted above, 2013 CVMP Policy CV-1.27 allows for residential use in the Special Treatment Area. Although an amendment to the 2013 CVMP and 2010 General Plan land use diagram and rezoning to a residential zoning district under Title 21 would be required, this is not considered a fundamental inconsistency with existing land use plans due to the provision in 2013 CVMP Policy CV-1.27.
  - However, the 2013 CVMP establishes a maximum number of 190 new residential units resultant from residential subdivision. The Proposed Project would be in conflict with Policy CV -1.6 that establishes the residential unit cap. In order to facilitate the project and to still provide the 24 units reserved in Policy CV-1.6 for the Delfino property, the residential unit cap from residential subdivision would need to be raised to 305 units (281 units for the Proposed Project and 24 units for the Delfino property). The residential unit cap was adopted in part to reduce environmental impacts such as those related to water supply and traffic, as well as open space preservation. While the Proposed Project would not result in significant impacts to water supply or open space preservation (the project would actually increase open space open to the public), the project would result in certain significant and unavoidable traffic impacts inside and outside Carmel Valley. Thus, the project's inconsistency with CVMP Policy CV-1.6 would result in significant secondary environmental impacts and this is considered a significant land use impact. Although the CVMP could be amended to rectify the policy inconsistency, as discussed in Chapter 3.7, Transportation and Traffic, there is no feasible mitigation to eliminate all of the significant traffic impacts and this impact is therefore significant and unavoidable with mitigation.
  - The project is otherwise consistent with the policies of the CVMP and the General Plan. While the densities proposed are higher than is often seen in Carmel Valley, the densities are not unprecedented for this type of development and the compact development allows for retention of other areas of open space and habitat. The project residential development can be implemented without creating land use incompatibilities with adjacent land uses and without significant aesthetic impacts.
  - The 130-unit Alternative would be consistent with CVMP Policy CV-1.6 because 130 units could be accommodated within the 190-unit cap, but this alternative would be inconsistent with 2013 CVMP Policy CV-1.27 in regards to the minimum 50% affordable/workforce housing requirement for the Special Treatment Area.
- **Traffic** – The project would increase local traffic (on Rio Road and Carmel Valley Road in particular) and contribute to regional traffic (particularly on SR 1). These increases would cause some intersections and roadway segments to significantly decrease their level of service either directly or in combination with cumulative development. Project direct traffic impacts can be mitigated to a less than significant level through the mitigation identified in this document with the exception of project impacts on portions of SR 1. Project contributions to significant cumulative traffic impacts to SR 1 and to Carmel Valley Road Segments 1 through 7 cannot be mitigated to a less than significant level. At these locations, the cumulative impacts are considered significant and unavoidable due to the unavailability of feasible mitigation to sufficiently improve traffic flow without resulting in significant secondary impacts and fundamental inconsistency with the overall intent of the CVMP relative to the rural character of

Carmel Valley and community preferences in regards to not widening SR 1. The 130-unit Alternative would have substantially lower direct traffic generation, but would still contribute to cumulatively significant traffic impacts on Carmel Valley and SR 1.

- **Visual Aesthetics** – The residential development would change the aesthetic features relative to the existing golf course. Given the setback distances from Carmel Valley Road, mitigating landscape measures, and the developed character of adjacent uses, visual impacts can be mitigated to a less than significant level. The 130-unit Alternative would have a similar visual character as the proposed project, but with far less units.
- **Hydrology/Flooding** – The project would be built partially within the 100-year floodplain of the Carmel River (but not in the floodway). The project could alter the level and character of flood events upstream and downstream. However, based on the flood studies completed, with mitigation, the project would not a significant impact on flooding. Project drainage designs are capable of handling local drainage and runoff and in promoting recharge. The 130-unit Alternative would have similar impacts related to hydrology.
- **Water Supply** – The new residence would have a demand for potable water. However, the project would shift use of water from golf course irrigation to residential use, which will result in a reduced withdrawal of water from the Carmel River aquifer. This reduced withdrawal from the aquifer will also benefit biological resources in the area. The Project Applicant's water rights have been confirmed by the appropriate authorities and the prior water use documented by data presented in this document. The 130-unit Alternative would result in slightly higher water use than the Proposed Project because in addition to onsite residential uses, it includes a water transfer of 60 acre-feet (AF) that would be used for other municipal uses. However, the 130-unit alternative would also include a 50 AF dedication for instream uses and would also lower water use and result in benefits to the Carmel River aquifer and associated biological resource.
- **Biological Resources** – The project would remove native and non-native vegetation that may support several special-status species but would also restore native vegetation and wildlife habitat along the Carmel River in areas that are presently golf course. Overall, with the proposed habitat restoration and mitigation, the project would result in less than significant impacts to biological resources. The 130-unit Alternative would have a lesser impact on biological resources than the proposed project due to less construction, less permanent developed area, and less residents.
- **Geology and Soils** – The project would require extensive (approx. 200,000 cubic yards [CY]) of excavation and transport by truck. Excavation may result in unstable soils, erosion, and sedimentation; however this is a temporary significant impact. The project soils at the residential site may be subject to liquefaction but these can be addressed through proper site engineering and best management practices during construction activities. The 130-unit Alternative would require a similar amount of on-site excavation, but less fill activity since the developed footprint would be smaller.
- **Construction Disruption** – Construction may temporarily affect air quality, and noise. These impacts could be significant for the Proposed Project or the 130-unit Alternative, but can be addressed through mitigation in this document.
- **Water Quality** – While the project would increase residential runoff, it would also reduce the existing amount of pesticides, herbicides, and fertilizer used for golf course landscaping. Project construction may result in runoff and sedimentation. However, these effects would be mitigable

to a less than significant level through best management practices. The 130-unit Alternative would have a smaller developed footprint and thus less stormwater runoff.

- **Growth Inducement**:
  - The Proposed Project would result in 281 new residential units and require amendment of the CVMP to allow up to 305 units (to include Delfino), which would exceed the allowable residential units by 115 units and would thus result in directly induced population growth greater than anticipated in the currently adopted General Plan and CVMP. The Proposed Project's would also indirectly increase economic activity in and beyond Carmel Valley which could stimulate growth of services for employees and others.
  - The 130-Unit Alternative would create 130 new residential units, leaving a balance of 60 units in the CVMP residential subdivision unit quota and thus would not directly induce population growth greater than that anticipated in the currently adopted General Plan and CVMP. The 130-Unit Alternative would facilitate growth of residential units in Carmel Valley, which would increase economic activity in and beyond Carmel Valley. Increased economic activity could stimulate growth of services for employees and demand for residential growth.
  - The 130-Unit Alternative would also include transfer of up to 60 AF of the Project Applicant's water entitlement to other users in the Cal-Am service area. This would remove a constraint to growth of existing approved projects, existing legal lots, and/or future planned project consistent with current land use plans. Depending on the character of development, the water transfer could result in perhaps 120 to 240 new single-family residential units (assuming average water demand per unit of 0.25 to 0.5 AF) or more units (if apartments or condominiums). The water transfer could also remove a constraint to growth for commercial, institutional, or other uses in the Cal-Am service area. However, the proposed water transfer would not induce residential, commercial, or other development that is not otherwise allowable in local land use plans.

Other Alternatives Considered

The 130-Unit Alternative is described in Chapter 2, *Project Description*, and analyzed in Chapter 3, *Environmental Analysis*, at a level of detail equal to that for the Proposed Project and was discussed above in the summary of areas of controversy.

A range of other alternative options was identified with the potential to avoid or substantially reduce the significant impacts of the project. While the number of conceivable alternatives that might be considered for a project of this nature is vast, the range of alternatives considered was determined to represent a reasonable range for the purposes of the analysis, considering the nature of development proposed and the significant impacts identified for the Proposed Project.

Alternatives were screened for feasibility, their ability to meet some or all of the project objectives, and their potential to avoid or substantially reduce significant impacts of the project.

The following alternatives were initially considered but dismissed from more detailed impact analysis:

- **Compliance with Existing Zoning Alternative** – This alternative would not meet most of the project objectives because it would not provide housing.
- **Care Facilities Prohibition Alternative –** This alternative does not avoid or substantially lessen any of the identified significant or cumulative impacts of the Proposed Project.
- **Floodway Development** Alternative – This alternative is not considered feasible as it violates County flood control policies.
- **Lower Carmel Valley Flood Control Alternatives** – While additional flood control improvements might be feasible that could also benefit other adjacent properties, such improvements are not necessary to address the impacts of this project, and thus, would be in excess of mitigation proportionality and nexus allowed by CEQA.
- **Floodwall/Levee Alternative** – Because the only impact reduced by this alternative (construction emissions) can be readily mitigated through proposed mitigation in the Draft EIR, this alternative was not considered further.
- **Reclaimed Water Reuse Alternative** – This alternative would not avoid or substantially lessen a significant adverse impact of the Proposed Project.
- **Traffic/Transit Improvements Alternative** – While feasible, these suggestions were not carried forward for further analysis as they do not avoid or substantially reduce significant impacts of the Proposed Project.
- **Visitor-Serving Development** – This alternative would not meet most of the project objectives because it would not provide housing, and thus it was dismissed from further consideration.

The remaining alternatives were analyzed further in the document. A summary of analysis is provided below. Unless otherwise noted, aspects of the alternatives outside the locations specifically discussed are the same as in the Proposed Project.

Alternative 1 – No Project Alternative

Alternative Characteristics

Under the No-Project Alternative, no improvements are anticipated. The site would remain a public golf course on the western portion of the Rancho Cañada Golf Club.

Feasibility and Ability to Meet Project Objectives

This alternative is considered feasible to avoid or substantially lessen significant effects of the Proposed Project at the site, but would not meet the project objectives or goals.

Impact Analysis

No changes to the existing environment at the project site would result under this alternative.

Under the No Project Alternative, 281 residential units would not be located on the west course of the Rancho Cañada Golf Club. Instead, up to 190 units would be developed elsewhere in the CVMP area in accordance with the residential buildout quota. There would be a tradeoff of impacts in the

CVMP relative to the Proposed Project. On the one hand, smaller more dispersed developments would likely require more land (and potentially more undeveloped land) to be converted to residential use on a per unit basis and more dispersed development further from services will result in greater travel distances per household. However, this alternative would result in 91 fewer units overall in the CVMP and thus some of the impacts in the CVMP of a more dispersed pattern of development (relative to the Proposed Project) would be offset by the lower overall number of units.

Alternative 2 – East Golf Course Alternative

Alternative Characteristics

This alternative would locate the 40-acre residential area along the East Golf Course east of the Rancho Cañada clubhouse oriented closer to Carmel Valley Road. The habitat/open space area would be located along the Carmel River in the adjacent area to the south. Presuming the need for a similar amount of area, locating the development entirely outside the 100-year floodplain was not considered feasible, as the area outside the floodplain was too narrow to accommodate the 40-acre development. Access would be via a combined access road to the clubhouse from Rio Road or directly from Carmel Valley Road via a new intersection. No connection to Rio Road to the west would be included in the Proposed Project.

This alternative was developed to examine the potential to avoid impacts related to proximity to the middle school, the church, and the residential developments west along Rio Road.

Feasibility and Ability to Meet Project Objectives

This alternative is considered feasible to avoid or substantially lessen significant effects of the Proposed Project at the site. Due to it's proximity to the original project site, this alternative would meet most of the project objectives or goals with the exception of fulfilling the environmental goal for multi-modal transportation.

Impact Analysis

The relocation of the project site further to the west and closer to Carmel Valley Road would result in greater adverse impacts on the following resource areas compared to the Proposed Project:

- Aesthetics and Visual Resources
- Noise

Compared to the Proposed Project, this alternative would lessen air quality impacts during the construction period on the schoolyard.

Under this alternative, 281 residential units would still be located on the Rancho Cañada Golf Club which would be inconsistent with 2013 CVMP housing quota. As such, cumulative impacts are nearly the same as the Proposed Project with one exception. This alternative would likely have less construction-period particulate emissions exposure to the middle school locations given that the construction location and access are not as close to the school as the Proposed Project.

Alternative 3 – Medium Density Alternative

Alternative Characteristics

This alternative would include 186 residential units on the 40-acre residential site (gross density of4.5 units/acre). This gross density would be considered medium density (1–5 units/acre) in the CVMP although specific densities within the Village could be high-density in certain locations. The open space area and preserve would be the same as for the Proposed Project.

To ensure that this alternative was economically feasible, this alternative was designed to include as many market-rate units as the Proposed Project (141 units), would only require the mandated percentage of affordable units (20 percent or 37 units in this alternative), with only a minimal amount of workforce housing (4 percent or 7 units). The general amount of infrastructure needed to support this alternative was presumed to be the similar to that for the Proposed Project, although specific housing unit utilities and streets would be less.

Feasibility and Ability to Meet Project Objectives

This alternative is considered feasible to avoid or substantially lessen significant effects of the Proposed Project at the site, however, no economic study has been conducted to verify the economic feasibility of this alternative. If this alternative were advanced, it is suggested that an economic feasibility study be conducted.

This alternative would satisfy the project's economic and social goals for creating a community that supports a full spectrum of housing opportunities, but not as well as the Proposed Project. Thus, the Medium Density Alternative would meet most, but not all of the project goals and objectives.

Impact Analysis

The reduced density of units under this alternative would result in lessened impacts on all of the resource areas, however it would not likely change the significance of impacts identified for the Proposed Project.

Based on the 2013 CVMP, new residential subdivisions are limited to 190 additional housing units, of which 24 units are reserved for the Delfino property, leaving 166 units. An amendment of the CVMP would be required to increase the residential subdivision limit to 210 units (to allow for 186 units in Alternative 3 plus 24 units for Delfino). This increase in the buildout level in the CVMP area would result in similar secondary impacts described for the Proposed Project, but at a lesser level.

Alternative 4 – Low Density Alternative

Alternative Characteristics

This alternative would include 40 residential units on the same 40-acre residential site (gross density of 1 unit/acre). The open space area would be the same as the Proposed Project. This alternative would include 33 market rate units, 7 affordable units and no workforce units (as they are not mandatory). The percentage of affordable units in the development would be 20 percent in compliance with Monterey County minimal requirements. This gross density would be considered low density (1 unit/acre) in Carmel Valley although specific densities within the Village could be medium density in certain locations.

Feasibility and Ability to Meet Project Objectives

This alternative is considered potentially feasible to avoid or substantially lessen significant effects of the Proposed Project at the site, however, no economic study has been conducted to verify the economic feasibility of this alternative. If this alternative were advanced, it is suggested that an economic feasibility study be conducted.

While this alternative would satisfy all of the Project's environmental goals, it would not satisfy all of the Project's Economic Goals, or any of the Project's Social Goals.

Thus, while this alternative is feasible, it does not meet most of the project objectives.

Impact Analysis

This Low Density Alternative would result in similar direct and indirect impacts described above for the Medium Density Alternative. Impacts would be lessened, but significance would likely remain unchanged with the further reduction of residential units on the parcel.

Under this alternative, 40 residential units would be located on the Rancho Cañada Golf Club. Based based on the 2013 CVMP, new residential subdivisions are limited to 190 additional housing units, of which 24 units are reserved for the Delfino property, leaving 166 units. With 40 units in the alternative, there would be 126 units remaining for the CVMP area. Similar to the No-Project Alternative, the remaining 126 units would be spread throughout Carmel Valley on residentially designated sites and result in similar impacts as for the No Project Alternative but on a slightly smaller scale.

Alternative 5 – Rio Road Extension Emergency Access Only

Alternative Characteristics

This alternative would propose 281 residential units, like the Proposed Project, but would have site access via Rio Road to the east to Carmel Valley Road. This alternative would provide for pedestrian, bicycle, and emergency access along the Rio Road tieback levee between Rancho Cañada Village and the current terminus of Rio Road at Val Verde Street. Public vehicle access would be restricted to emergency access only with a locked gate.

Feasibility and Ability to Meet Project Objectives

This alternative is feasible alternative because access would be provided via Carmel Valley Road and a secondary emergency access route would be available. Emergency providers would be able to use access from the west or the east so that adequate service ratios can be maintained for the development.

This alternative would result in the creation of all the key features of the Proposed Project in the same location on the west course of the Rancho Cañada Golf Club. The restriction of site access to Rio Road would not impede or restrict the attainment of Project objectives or goals.

Impact Analysis

With the exception of Traffic, this alternative would result in similar impacts described for the Proposed Project. Impacts traffic would be significant, but mitigable to levels below significance. This alternative would have similar cumulative impacts as described for the Proposed Project.

Alternative 6 – Stemple Property Avoidance Alternative

Alternative Characteristics

A portion of the project site is on a property not owned by the Project Applicant, referred to as the "Stemple Property". The Proposed Project includes the northernmost roadway in the development on this property. This alternative, as shown in **Figure 5-1**, would redesign the project so that it would not include any permanent development on the Stemple Property. This would reduce the area of the development by several acres, would require realignment of the east-west road on the northern side of the development, and would increase the density of the development slightly.

The Lombardo Land Group has an access easement, as shown on **Figure 5-1** on part of the Stemple Property, but this alternative would not use the Stemple Property for new roadways or residences.

Feasibility

In concept this alternative is feasible as it is similar to the Proposed Project, but in a slightly smaller area.

Ability to Meet Project Objectives

This alternative would meet the objectives of the project.

Impact Analysis

This alternative would have virtually the same impacts as the Proposed Project as it is expected to have the same number of units and other infrastructure, with only a slight reduction in project area. The residential area would be slightly more dense than the Proposed Project.

Environmentally Superior Alternative

The following alternatives are dismissed from consideration as the Environmentally Superior Alternative.

- Alternative 2 (East Golf Course Alternative) does not avoid or substantially reduce any of the significant impacts of the Proposed Project.
- Alternative 4 (Low-Density Alternative) does not meet most of the project goals and objectives. It is not included in the identification of the environmentally superior alternative, which per CEQA, must meet most of the project goals and objectives.
- Alternative 5 (Proposed Project with Rio Road Extension Emergency Access Only) would not avoid or substantially avoid significant direct or indirect impacts of the Proposed Project as it would have virtually the same traffic impacts, presuming that signalization of the Rio Road/Carmel Valley Road intersection is included in the alternative.

- Alternative 6 (Stemple Property Avoidance Alternative) has virtually the same impacts as the Proposed Project has and thus is considered the same for this identification of the environmentally superior alternative.

Environmentally Superior Alternative for Direct and Indirect Impacts

Alternative 1 (No-Project Alternative) would have less direct and indirect effects compared with the Proposed Project and with the feasible alternatives analyzed in this Recirculated Draft EIR because it would avoid the physical environmental effects of development on the site. It would also avoid inconsistency with the 2013 CVMP land use designations and zone, and it would avoid the indirect effects related to traffic generation.

The 130-Unit Alternative would result in less residential development at the Rancho Cañada site than the Proposed Project. As described in the traffic analysis, the 130-Unit Alternative would have lower traffic impacts compared to the Proposed Project because it would generate less daily and peak-hour traffic. As described in the water supply analysis, when including the 60 AF water transfer, this alternative would result in water use greater than the Proposed Project would, but would also result in a reduction in baseline water use, which would be a water supply and biological resource benefit.

Alternative 3 (Medium-Density Alternative) would have fewer direct and indirect effects compared to the Proposed Project because it would have fewer aesthetic impacts, less water demand on-site, and would result in less traffic generation. Alternative 3 would have greater aesthetic impacts and traffic generation but lower water use than the 130-Unit Alternative.

Thus, for direct and indirect impacts, Alternative 1 (the No-Project Alternative) would be the environmentally superior alternative. CEQA requires that if the No-Project Alternative is identified as the environmentally superior alternative, then the environmentally superior of the action alternatives must be identified. Of the action alternatives, the 130-Unit Alternative would be the environmentally superior alternative because it has lower traffic generation than the Proposed Project and Alternative 3 and less aesthetic impacts. While the 130-Unit Alternative would have higher water use (due to the water transfer), this alternative would result in a reduction of water use compared to baseline use and would also dedicate 50 AF for instream beneficial use, and thus water supply effects are not considered to make this alternative environmentally inferior to the Proposed Project or Alternative 3.

Environmentally Superior Alternative for Cumulative Impacts

The No-Project Alternative would have the same CVMP buildout as the 130-unit Alternative (190 units), but in a more dispersed pattern of residential development that would require more land, more vehicular travel, and likely more extensive infrastructure (in particular concerning water supply) than would the Proposed Project, the 130-unit Alternative, and Alternative 3.

The 130-Unit Alternative would result in less residential development at the Rancho Cañada site compared to the Proposed Project and Alternative 3. The remaining allowable 60 units allowed in the CVMP area would occur in other parts of the CVMP provided water supplies could be secured. This alternative, because it would not require an amendment of the CVMP related to allowable residential subdivisions, would result in less overall buildout in Monterey County as a whole compared to the Proposed Project and Alternative 3 and the same amount of buildout as the No-Project Alternative.

Alternative 3 (Medium-Density Alternative) would accommodate more development on-site than the 130-Unit Alternative but less than the Proposed Project. This alternative would require an amendment of the CVMP concerning allowable residential subdivisions (the current CVMP residential subdivision cap would need to be expanded to 210 units to accommodate 24 units for Delfino, plus 186 units for Alternative 3). Thus this alternative would result in less overall buildout in Monterey County compared to the Proposed Project, but more than the 130-Unit Alternative.

The 130-unit Alternative is considered to be the environmentally superior alternative related to cumulative impacts because it would result in less cumulative development in the CVMP (and the County as a whole) than the Proposed Project and Alternative 3 and thus result in less cumulative traffic. The 130-Unit Alternative would result in the same level of residential growth in the CVMP as the No Project Alternative but a more concentrated growth pattern than the No-Project Alternative which would result in a smaller overall development footprint and less cumulative traffic generation.

Environmentally Superior Alternative Overall

Because the 130-unit Alternative is the environmentally superior alternative for direct, indirect, and cumulative impacts, it is considered the environmentally superior alternative overall.[4]

Summary of Impacts and Mitigation Measures and Levels of Significance

The impacts of the Proposed Project and 130-Unit Alternative, proposed mitigation measures, and significance conclusions are discussed in detail in Chapter 3 and Chapter 4 of this Recirculated DEIR. **Table ES-1** summarizes the impacts, mitigation measures, and levels of significance identified in this document.

[4] As discussed concerning growth inducement in Chapter 4, depending on the character of development, the 60 AF water transfer included in the 130-unit Alternative could result in perhaps 120 to 240 new single-family residential units (assuming average water demand per unit of 0.25 to 0.5 AF) or more units (if apartments or condominiums). The water transfer could also remove a constraint to growth for commercial, institutional, or other uses in the Cal-Am service area. However, as concluded in Chapter 4, the proposed water transfer would not induce residential, commercial, or other development that is not otherwise allowable in local land use plans. Since the water transfer would only result in development inside and outside the CVMP that is consistent with local land use plans, the additional amount of growth is not considered further in the assessment of the environmentally superior alternative.

Table ES-1. Summary of Impacts

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
3.1 Geology and Soils				
A. Seismic Hazards				
GEO-1: Substantial Adverse Effects Resulting From Fault Rupture	NI	NI	None Required	–
GEO-2: Substantial Adverse Effects Resulting from Earthquake-Induced Ground Shaking	LTS	LTS	None Required	–
GEO-3: Substantial Adverse Effects Resulting from Seismic-Related Ground Settlement	Potentially Significant	Potentially Significant	GEO-1: Design All Proposed Structures in Accordance with the Requirements of the California Building Code, Current Edition, and Recommendations Contained in the Site-Specific Geologic and Geotechnical Reports	LTS
GEO-4: Substantial Adverse Effects Resulting From Earthquake-Induced Liquefaction	LTS	LTS	None Required	–
B. Landslides and Slope Stability				
GEO-5: Substantial Adverse Effects Resulting from Landsliding	Potentially Significant	Potentially Significant	GEO-2: Conduct Additional Site-Specific Investigation Relative to Lot 130 and Implement Recommended Grading and Slope Design Criteria of the Site-Specific Geotechnical Reports	LTS
C. Erosion				
GEO-6: Accelerated Soil Erosion and Sedimentation	Potentially Significant	Potentially Significant	GEO-3: Prepare and Implement an Erosion and Sediment Control Plan	LTS
D. Soil Constraints				
GEO-7: Substantial Adverse Effects Resulting from Expansive Soils	Potentially Significant	Potentially Significant	GEO-1 [see above] GEO-4: Remove Localized Zones of Overly Loose Materials GEO-5: Prepare a Geotechnical Report for Lot 130 Concerning Expansive Soils (130-Unit Alternative only)	LTS
GEO-8: Substantial Adverse Effects Resulting from Loss of Topsoil	LTS	LTS	None Required	–
GEO-9: Effects of Septic Systems on Soils	NI	NI	None Required	–

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
Cumulative Impacts				
GEO-C1: Cumulative Impacts of Development on Geologically Hazardous Areas	LTC	LTC	None Required	–
GEO-C2: Cumulative Accelerated Runoff, Erosion, and Sedimentation	Potentially Significant	Potentially Significant	GEO-1 through GEO-5 [see above]	LTC
3.2 Hydrology				
A. Alteration of Drainage Patterns				
HYD-1: Alteration of Surface Drainage Patterns That Results in Increased Erosion or Siltation	Potentially Significant	Potentially Significant	<u>Proposed Project and 130-unit Alternative</u> HYD-1: Prepare and Implement a Stormwater Control Plan HYD-2: Prepare and Implement Operation and Maintenance Plan for Stormwater Control Measures HYD-3: Enter into Maintenance Agreement for Stormwater Control Measures BIO-3: Provide Funding Assurances and Reporting Concerning Restoration Progress and Success <u>Proposed Project Only</u> BIO-7: Monitor Bank Erosion in Project Reach and Restore Riparian Vegetation and River Bank As Necessary	LTS
B. Stormwater Runoff and Drainage Infrastructure				
HYD-2: Result in Increased Stormwater Runoff Due to an Increase in Impervious Surfaces and Topographic Alterations Resulting in Drainage or Flooding Impacts	Potentially significant	Potentially Significant	HYD-1, HYD-2, HYD-3 [see above]	LTS
C. Water Quality				
HYD-3: Degrade Surface Water Quality during Construction and from Operation	Potentially Significant	Potentially Significant	HYD-1, HYD-2, HYD-3 [see above] HYD-4: Implement a Spill Prevention and Control Program HYD-5: Implement Measures to Maintain Surface Water or Groundwater Quality GEO-3: Prepare and Implement an Erosion and Sediment Control Plan	LTS

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
D. Groundwater Supply				
HYD-4: Substantially Deplete Groundwater Supplies or Interfere with Groundwater Recharge	LTS	LTS	None Required	–
E. Risk of Flooding				
HYD-5: Place Housing or Structures Within a 100-Year Flood Hazard Area and Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Flooding	Potentially Significant	Potentially Significant	HYD-6: Protect Eastern Slope of Excavated Basin HYD-7: Avoid Encroachment into the 100-year Floodplain for Lot 130 Uses (130-Unit Alternative Only)	LTS
F. Risk of Inundation by Seiche, Tsunami, or Mudflow or Due to Sea Level Rise				
HYD-6: Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Inundation Due to Seiche, Tsunami, or Mudflow Hazards or Flooding Associated with Sea Level Rise	LTS	LTS	None Required	–
Cumulative Impacts				
HYD-C1: Cumulative Impacts to Hydrology and Water Quality	Potentially significant	Potentially Significant	HYD-1 though HYD-7, GEO-5, BIO-3, BIO-7 [see above]	LTC
3.3 Biological Resources				
A. Impacts to Vegetation				
BIO-1: Loss of Coyote Brush Scrub Habitat	LTS	LTS	None Required	–
BIO-2: Loss of Monterey Pine Stands	LTS	LTS	None Required	--

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
BIO-3: Loss or Disturbance of Special-Status Plant Occurrences	LTS	Potentially Significant	BIO-1: Conduct a Floristic Survey of Coast Live Oak Woodland Habitat in Lot 130 during the Blooming Period for Potential Special-Status Plant Species (130-Unit Alternative only) BIO-2: Avoid or Minimize Impacts on Special-Status Plant Species Populations by Redesigning the Project, Protecting Populations, and Implementing a Compensation Plan (If Necessary) (130-Unit Alternative only) BIO-3: Conduct Mandatory Contractor/Worker Awareness Training for Construction Personnel (130-Unit Alternative only)	LTS
BIO-4: Loss of Riparian Forest and Woodland Habitat	Potentially Significant	Potentially Significant	<u>Proposed Project and 130-unit Alternative</u> BIO-3 [see above] BIO-4: Provide Funding Assurances and Reporting Concerning Restoration Progress and Success BIO-5: Restore Riparian Forest/Woodland Concurrent with Impact to Compensate for the Permanent Loss of Riparian Forest Habitat BIO-6: Minimize Disturbance of Riparian Forest and Woodland <u>Proposed Project Only</u> BIO-7: Monitor Bank Erosion in Project Reach and Restore Riparian Vegetation and River Bank, as Necessary	LTS
BIO-5: Loss of Coast Live Oak Woodland	No impact	Potentially Significant	BIO-8: Create Coast Live Oak Woodland Habitat to Mitigate Permanent Loss of Coast Live Oak Woodland Habitat (130-Unit Alternative only)	LTS
BIO-6: Loss of Wetlands and Other Waters of the United States and State of California	Potentially Significant	Potentially Significant	BIO-3, BIO-4 [see above] HYD-1 through HYD-4 [see above] BIO-9a: Create Ponds to Mitigate Permanent Loss of Pond Habitat (Proposed Project only) BIO-9b: Restore or Create Wetland and Pond Habitat to Mitigate Permanent Loss of Waters of the United States and State (130-Unit Alternative only)	LTS

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
BIO-7: Loss of Protected Trees	Potentially Significant	Potentially Significant	BIO-10: Compensate for Removal of Protected Trees	LTS
B. Impacts to Wildlife				
BIO-8: Loss or Disturbance of California Red-Legged Frog Aquatic Habitat and Potential Loss of California Red-Legged Frog Adults, Larvae, or Eggs	Potentially Significant	Potentially Significant	BIO-3, BIO-5 through BIO-7 [see above] BIO-11: Conduct Formal Site Assessment and Consult with U.S. Fish and Wildlife Service to Determine if Protocol-Level Surveys are Necessary OR Assume CRLF Presence BIO-12: Restrict Filling of Ponds/Wetlands and Initial Ground-Disturbing Activities in CRLF Habitat to the Dry Season (May 1 to October 15) BIO-13: Conduct a Preconstruction Survey for CRLF BIO-14: Monitor Initial Ground-Disturbing Construction Activities within CRLF Habitat BIO-15: Compensate for the Removal and Disturbance of CRLF Breeding Habitat	LTS
BIO-9: Loss or Disturbance of Southwestern Pond Turtle Aquatic Habitat and Potential Loss or Disturbance of Southwestern Pond Turtles	Potentially Significant	Potentially Significant	BIO-16: Conduct a Preconstruction Survey for Southwestern Pond Turtles and Monitor Construction Activities within Suitable Aquatic Habitat	LTS
BIO-10: Potential Loss or Disturbance of Breeding or Wintering Western Burrowing Owls and Their Burrows	LTS	LTS	None Required	--
BIO-11: Potential Loss or Disturbance of Tricolored Blackbirds and Their Breeding Habitat	Potentially Significant	Potentially Significant	BIO-17: Conduct Surveys for Nesting Tricolored Blackbirds BIO-18: Redesign Restoration Plan (Proposed Project) to Replace Lost Tricolored Blackbird Nesting Colony Habitat or Incorporate Tricolored Blackbird Nesting Habitat into the Newly Developed 130-Unit Alternative Restoration Plan (If Developed)	LTS
BIO-12: Potential Loss or Disturbance of Monterey Dusky-Footed Woodrat or Their Nests	Potentially Significant	Potentially Significant	BIO-19: Conduct Surveys for Woodrat Middens and Relocate Woodrats and Middens Prior to Construction Activity	LTS

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
BIO-13: Potential Loss or Disturbance of Tree and Shrub Nesting Migratory Birds and Raptors	Potentially Significant	Potentially Significant	BIO-5 [see above] BIO-20: Remove Vegetation during the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds and Raptors	LTS
BIO-14: Potential Loss or Disturbance of Pallid Bat, Hoary Bat, and Non-Special-Status Bats Species	Potentially Significant	Potentially Significant	BIO-21: Conduct a Survey for Suitable Roosting Habitat and Evidence of Roosting Bats and Avoid Disturbing Them	LTS
BIO-15: Temporary and Permanent Impacts to Steelhead Trout and other Carmel River Fish	Potentially Significant	Potentially Significant	HYD-1 through HYD-6 [see above] BIO-7[see above] BIO-22: Rescue Steelhead, if Stranded in Site Basin during High-Flow Events	LTS
C. Impact on Wildlife Movement, Wildlife Corridors, and Nursery Sites				
BIO-16: Potential Adverse Impact on Wildlife Movement, Wildlife Corridors, and Nursery Sites	Potentially Significant	Potentially Significant	BIO-3 through BIO-7[see above]	LTS
D. Impact Related to Adopted Conservation Plans and Local Policies/Ordinances for the Protection of Biological Resources				
BIO-17: Potential Conflict with Local Policies/ Ordinances	Potentially Significant	Potentially Significant	BIO-7 [see above]	LTS
Cumulative Impacts				
BIO-C1: Cumulative Loss of Biological Resources Including Habitats and Special Status Species	Potentially Significant	Potentially Significant	BIO-1 through BIO-22 [see above] BIO-23: Monterey County to Require Dedication on a Portion of the Rancho Cañada Golf Course for a Wildlife Movement Corridor as a Condition of Approval of Future Development on the Remaining Portion of the Golf Course	LTC
3.4 Aesthetics				
A. Visual Character and Quality				
AES-1: Changes in Visual Character due to the proposed Residential Use and Habitat Preserve	LTS	LTS	None Required.	–
AES-2: Changes in Visual Quality due to Changes in Views from Adjacent Land Uses due to the Proposed Residential Use	Potentially Significant	Potentially Significant	AES-1: Implement Measures to Reduce Light and Glare, and Visual Intrusion to Surrounding Land Uses and Other Public Viewpoints	LTS

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
B. Scenic Vistas and Corridors				
AES-3: Changes in Views from Existing Scenic Vistas and Corridors	LTS	LTS	None Required.	–
C. Light and Glare				
AES-4: Create a New Source of Light and Glare	Potentially Significant	Potentially Significant	AES-1 [see above]	LTS
Cumulative Impacts				
AES-C1: Cumulative Degradation of the Existing Visual Character of the Region	Potentially Significant	Potentially Significant	AES-1 [see above]	LTC
3.5 Land Use				
A. Land Use Compatibility				
LU-1: Land Use Compatibility	Potentially Significant	Potentially Significant	AES-1: Implement Measures to Reduce Light and Glare, and Visual Intrusion to Surrounding Land Uses and Other Public Viewpoints	LTS
B. Plan/Policy Consistency				
LU-2: Conflicts with Land Use Plans, Policies, or Regulations	Significant (re: CVMP Policy CV-1.6)	Significant (re: CVMP Policy CV-1.27)	Traffic Mitigation Measures in Chapter 3.7 and Chapter 4.	SU
LU-3: Conflicts with Habitat Conservation Plans	NI	NI	None Required	_
C. Division of an Established Community				
LU-4: Physically Divide a Community	LTS	LTS	None Required	_
Cumulative Impacts				
LU-C1: Cumulative Local Land Use Impacts	Considerable	LTC	Proposed Project Only: Traffic Mitigation Measures in Chapter 3.7 and Chapter 4.	CU (Proposed Project Only)

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
3.6 Hazards and Hazardous Materials				
A. Public Exposure				
HAZ-1: Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment	Potentially Significant	Potentially Significant	HAZ-1: Follow Cypress Fire Protection District and Other Guidelines for Storage and Handling of Hazardous Materials HAZ-2: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Disposal at an Approved Facility HAZ-3: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions During Construction Activities HAZ-4: Test for the Presence of Asbestos or Lead-Based Paint and Remove in Accordance with Occupational Safety and Health Administration (OSHA) and the Monterey Bay Unified Air Pollution Control District (MBUAPCD)Procedures (130-Unit Alternative only) PSU-2: Coordinate with Appropriate Utility Service Providers and Related Agencies to Reduce Service Interruptions	LTS
HAZ-2: Routine Transport, Use, or Disposal of Hazardous Materials	Potentially Significant	Potentially Significant	HAZ-5: Participate in the Local Household Hazardous Waste Collection Program	LTS
HAZ-3: Hazardous Emissions or Hazardous Materials, Substances, or Waste Handling Within One-Quarter Mile of a School	Potentially Significant	Potentially Significant	<u>For the Proposed Project:</u> HAZ-1 through HAZ-3 and HAZ-5 [see above] <u>For the 130-Unit Alternative:</u> HAZ-1 through HAZ-5 [see above]	LTS
HAZ-4: Location of the Project on a Known Hazardous Material Site	LTS	LTS	None Required	–
B. Airport Vicinity				
HAZ-5: Potential Exposure of Hazardous Materials in the Vicinity of an Airport or Airstrip	LTS	LTS	None Required	–
Cumulative Impacts				
HAZ-C1: Cumulative Significant Hazards to the Public or Environment	Potentially Significant	Potentially Significant	HAZ-1 through HAZ-5 [see above]	LTC

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
3.7 Transportation and Circulation				
A. Signalized Intersections				
TR-1: LOS Decrease at Signalized Intersections	LTS	LTS	None Required	–
B. Unsignalized Intersections				
TR-2: LOS Decrease at Unsignalized Intersections	Potentially Significant	Potentially Significant	TR-1: Contribute Fair-Share to Interchange Improvements of Laureles Grade and Carmel Valley Road through the CVTIP Traffic Impact Fee	SU
C. Roadway Segments				
TR-3: Peak Hour LOS Decrease for Two-Lane and Multi-Lane and/or exceed ADT Threshold for Portions of Carmel Valley Road, Rio Road and Carmel Rancho Boulevard	LTS	LTS	None Required	–
TR-4: Peak Hour Segment LOS Decrease for Portions of State Route 1	Potentially Significant	Potentially Significant	TR-2: Contribute Fair-Share Regional Impact Fee	SU
D. Access, Circulation and Safety				
TR-5: Adequate Sight Distance	LTS	LTS	None Required	–
TR-6: Adequate Project Access	LTS	LTS	None Required	–
E. Transit and Bicycle Travel				
TR-7: Changes to Transit and Bicycle Travel Access	LTS	LTS	None Required	–
F. Construction Traffic				
TR-8: Construction Traffic Decreases LOS	Potentially Significant	Potentially Significant	TR-3: Develop and Implement a Construction Traffic Control Plan	SU
Cumulative Impacts				
TR-C1: LOS Decrease at Signalized Intersections	Potentially Significant	Potentially Significant	TR-2 [see above]	CU
TR-C2: LOS Decrease at Unsignalized Intersections	Potentially Significant	Potentially Significant	TR-1 [see above]	CU
TR-C3: Peak Hour LOS Decrease for Segments of SR1 and Carmel Valley Road	Potentially Significant	Potentially Significant	TR-2 [see above]	CU

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
TR-C4: Exceed Average Daily Traffic Thresholds on Segments of Carmel Valley Road	Potentially Significant	Potentially Significant	TR-1, TR-2 [see above]	CU
TR-C5: Adequate Sight Distance	LTC	LTC	None Required	–
TR-C6: Adequate Project Access	LTC	LTC	None Required	–
TR-C7: Changes to Transit and Bicycle Travel Access	LTC	LTC	None Required	–
TR-C8: Construction Traffic	Potentially Significant	Potentially Significant	TRA-3 [see above]	CU
3.8 Air Quality				
A. Air Quality Plan Consistency				
AIR-1: Conflict with the 2012 Air Quality Management Plan	LTS	LTS	None Required	–
B. Long-Term Emissions				
AIR-2: Result in a Long-Term Increase in ROG, NO_X, CO, and PM10 Emissions from Vehicular Traffic and Area Sources	Potentially Significant	Potentially Significant	AIR-1: Prohibit Wood-Burning Fireplaces	LTS
C. Construction Emissions				
AIR-3: Result in a Short-Term Increase in PM10 Emissions due to Grading and Construction	LTS	LTS	None Required	–
D. Sensitive Receptors				
AIR-4: Result in the Emission of Toxic Air Contaminants from Diesel Truck and Equipment Use during Construction	LTS	LTS	None Required	–
AIR-5: Expose Sensitive Receptors to Substantial CO Concentrations from Project-Related Traffic	LTS	LTS	None Required	
E. Odors				
AIR-6: Expose New Sensitive Receptors to Objectionable Odors	LTS	LTS	None Required	–

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
Cumulative Impacts				
AIR-C1: Cumulative Effect on Air Quality	LTC	LTC	None Required	–
AIR-C2: Cumulative Elevated Health Risk from Exposure to Construction-Related Emissions	LTC	LTC	None Required	–
3.9 Noise				
A. Long-Term Increases in Noise				
NOI-1: Exposure of Onsite Noise-Sensitive Land Use to Noise	Potentially Significant	Potentially Significant	NOI-1: Implement Noise-Reducing Treatments at Residences Located Near the Batting Practice Area and Lot 130	LTS
NOI-2: Exposure of Offsite Noise-Sensitive Land Uses to Increased Noise	LTS	LTS	None Required	–
B. Short-Term Increases in Noise				
NOI-3: Exposure of Noise-Sensitive Land Uses to Construction Noise	Potentially Significant	Potentially Significant	NOI-2: Employ Noise-Reducing Construction Practices	LTS
C. Vibration				
NOI-4: Exposure of Sensitive Land Uses to Vibration from Construction Activity	LTS	LTS	None Required	–
Cumulative Impacts				
NOI-C1: Exposure of Noise-Sensitive Land Uses to Cumulative Traffic Noise that Exceed County Noise Compatibility Standards	LTC	LTC	None Required	–
3.10 Public Services, Utilities, and Recreation				
A. Fire and Police Services				
PSU-1: Increased Demand for Fire and First-Responder Emergency Medical Services	LTS	LTS	None Required	--
PSU-2: Increased Demand for Police Services	LTS	LTS	None Required	--

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
B. Emergency Access				
PSU-3: Interference with Emergency Access Routes or Adopted Emergency Access Plans	LTS	LTS	None Required	–
C. Wildland Fire Hazard				
PSU-4: Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Wildland Fires	LTS	LTS	None Required	–
D. Water Demand				
PSU-5: Increased Water Supply Demand	LTS	LTS	None Required	–
E. Infrastructure Capacities				
PSU-6: Increased Demand for Water and Sewer Infrastructure	Potentially Significant	Potentially Significant	PSU-1: Test Well Supply, Identify Water Treatment and Distribution Facilities, and Avoid Impacts on Biological Resources	LTS
F. Wastewater Treatment Capacity				
PSU-7: Increased Wastewater Treatment Capacities	LTS	LTS	None Required	–
G. Utility Disruption				
PSU-8: Construction-Related Service Disruptions	Potentially Significant	Potentially Significant	PSU-2: Coordinate with Appropriate Utility Service Providers and Related Agencies to Reduce Service Interruptions	LTS
H. School Enrollments				
PSU-9: Increased Student Enrollments	LTS	LTS	None Required	–
I. Recreational Demand				
PSU-10: Increased Use of Existing Neighborhood and Regional Parks	LTS	LTS	None Required	–
J. Open Space				
PSU-11: Quality and Quantity of Open Space Used for Recreation	LTS	LTS	None Required	–

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
K. Landfill Capacity				
PSU-12: Increased Demand for Solid Waste, Green Waste, and Recycling Disposal Needs	LTS	LTS	None Required	–
Cumulative Impacts				
PSU-C1: Cumulative Increase in Demand for Public Services and Utility Infrastructure and Capacities	Potentially Significant	Potentially Significant	PSU-1, PSU-2 [see above]	LTC
3.11 Cultural Resources				
A. Historical Resources				
CR-1: Demolition, Destruction, Relocation, or Alteration of Historical Resources	NI	NI	None Required	_
B., C., and D. Archaeological Resources, Human Remains, and Paleontological Resources				
CR-2: Ground Disturbing Activities, Such As Grading, Trenching, or Excavation	Potentially Significant	Potentially Significant	CR-1: Archaeological Resources- Stop Work if Buried Cultural Deposits are Encountered During Construction Activities CR-2: Archaeological Monitoring During Ground Disturbing Activities Within the Project Area During Construction CR-3: Archaeological Resources- Stop Work if Human Remains are Encountered During Construction Activities CR-4: Paleontological Resources- Stop Work if Vertebrate Remains are Encountered During Construction	LTS
CR-3: Erosion or Usage of the Project Area That Could Expose Buried Archaeological Resources Due to Long-Term Use of the Area	Potentially Significant	Potentially Significant	CR-5: Consult With a Qualified Archaeologist to Identify Resources and Assess Impacts	LTS
Cumulative Impacts				
CR-C1: Cumulative Impacts on Unknown and Undiscovered Cultural Resources	Potentially Significant	Potentially Significant	CR-1 through CR-5 [see above]	LTC

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Table ES-1., Continued

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
3.12 Population and Housing				
POP-1: Induce Substantial Population Growth In Excess of Adopted Land Use Plans And That Would Result in Significant Secondary Physical Effects on the Environment	Significant (for induced traffic)	LTS	None feasible to avoid all traffic impacts (Proposed Project) None required (130-Unit Alternative)	SU (for traffic for Proposed Project)
B. Cause Displacement of People or Housing				
POP-2: Displacement of Existing Housing or Population	LTS	LTS	None Required	–
Cumulative Impacts				
POP-C1: Cumulative Impacts Related to Population and Housing	Significant (for induced traffic)	LTC	None feasible to avoid all traffic impacts (Proposed Project) None required (130-Unit Alternative)	CU (for traffic for Proposed Project)
3.13 Greenhouse Gas Emissions and Climate Change				
A. Contribute to Climate Change Impacts				
GHG-1: Result in Project-Related Greenhouse Gas Emissions, during Construction and Operation, that Could Contribute to Climate Change Impacts and be Inconsistent with the Goals of Assembly Bill 32	Potentially Significant	Potentially Significant	GHG-1: Implement Best Management Practices for Greenhouse Gas Emissions during Construction GHG-2: Reduce Annual Greenhouse Gas Emissions to below the Efficiency Threshold Using a Combination of Design Features, Replanting, and/or Offset Purchases	LTS
B. Effects of Climate Change				
GHG-2: Result in Significant Exposure of Persons or Property to Reasonably Foreseeable Impacts of Climate Change	Not applicable	Not Applicable	None Required	–

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