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3 **Introduction**

4 This chapter provides a discussion of the land use issues related to the Proposed Project and the
5 130-Unit Alternative in the Carmel Valley. This chapter includes a review of existing conditions
6 based on available literature; a summary of local, state, and federal policies and regulations related
7 to land use; and an analysis of direct and indirect environmental impacts of the Project and 130-Unit
8 Alternative.

9 CEQA requires that an EIR consider whether a proposed project may conflict with any applicable
10 land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an
11 environmental impact. Conflicts of a project with land use policies do not, in and of themselves,
12 constitute significant environmental impacts. Policy conflicts are considered environmental impacts
13 under CEQA only when the policies themselves were adopted for the purpose of avoiding or
14 mitigating an environmental effect.

15 The policy determination of whether a proposed project is consistent with a jurisdiction’s general
16 plan is made by the decision-making body of the jurisdiction and is based on the jurisdiction’s broad
17 discretion to assess whether a proposed project would conform to the policies and objectives of its
18 general plan/specific plan as a whole. In addition, the broader general plan consistency
19 determination takes into account all evidence in the record concerning the project characteristics,
20 its desirability, as well as its economic, social, and other non-environmental effects.

21 **Impact Summary**

22 **Table 3.5-1** provides a summary of the potential environmental impacts of the Project and the 130-
23 Unit Alternative related to land use. As shown in **Table 3.5-1**, with the exception of policy
24 consistency related to land use designation and zoning, the Proposed Project and the 130-Unit
25 Alternative would not have any significant adverse impacts related to land use.

1 **Table 3.5-1. Land Use Impact Summary**

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
<i>A. Land Use Compatibility</i>				
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
<i>B. Plan/Policy Consistency</i>				
LU-2: Conflicts with Land Use Plans, Policies, or Regulations	Significant (re: CVMP Buildout Limits in Policy CV-1.6)	Significant (re: 50% affordable requirement in CVMP Policy CV-1.27)	Traffic Mitigation Measures in Chapter 3.7 and Chapter 4	SU (Proposed Project and 130-unit Alternative, but for different conflicts)
LU-3: Conflicts with Habitat Conservation Plans	NI	NI	None Required	_
<i>C. Division of an Established Community</i>				
LU-4: Physically Divide a Community	LTS	LTS	None Required	_
SU: Significant and Unavoidable; LTS = Less than Significant, NI = No Impact				

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3 Environmental Setting

4 The project area is located along Carmel Valley Road at the mouth of the Carmel Valley (**Figure 2-1**).
 5 The 2013 Carmel Valley Master Plan (CVMP) encompasses an area of relatively secluded valleys and
 6 hills in the unincorporated area of Monterey County immediately east of State Route 1 (SR 1) with
 7 built-up areas at the mouth, in the Mid-Valley area, and in the Carmel Valley Village. The Project and
 8 the 130-Unit Alternative sites (**Figure 2-2**) are located to the west and east of the Rancho Cañada
 9 Golf Club. Residential, school, recreational, and open space land uses surround the sites.

10 The following sections describe the methodology used to assess the environmental setting for land
 11 use within the project area, and the existing conditions on lands surrounding the project sites. The
 12 term *project area* and *project region* includes the Proposed Project and the 130-Unit Alternative
 13 sites.

1 Research Methods

2 The following plans were reviewed to assess land use policies, plans, and regulations in the project
3 area.

4 | 2010 *Monterey County General Plan* (General Plan)

5 | 2013 *Carmel Valley Master Plan* (CVMP)

6 Monterey County planning staff also provided information on the current status of certain matters,
7 such as the amount of units built under the CVMP cap to date.

8 As discussed in Chapter 1, *Introduction*, the 1982 General Plan and 1986 CVMP were reviewed for
9 informational purposes only.

10 Regional Setting

11 The Carmel Valley region is considered to be the 28,000-acre area within the CVMP. The area south
12 of Rancho Cañada Golf Club is largely comprised of open space and preserved areas, although
13 several small communities are interspersed throughout. The three population centers in the Valley
14 are the “Lower Valley” at the west end of Carmel Valley Road near the intersection with SR 1, “Mid-
15 Valley” in the vicinity of Robinson Canyon Road, and Carmel Valley Village.

16 Carmel Valley is primarily rural residential in nature, with notable scenic values resulting from
17 natural landforms and the vegetative masses that are widely visible. Land use in Carmel Valley
18 consists primarily of rural residential development and small-scale agricultural pursuits; other land
19 use includes some concentrated residential development; commercial development and visitor
20 accommodation facilities; public and quasi-public (PQP) facilities; and resource conservation and
21 recreational facilities including four regional parks, three golf courses, and tennis facilities.

22 Residential development is dispersed, but generally tends to cluster around areas where
23 commercial services are available: (1) the lower valley near SR 1, (2) mid-valley in the vicinity of
24 Robinson Canyon Road, and (3) in the vicinity of Carmel Valley Village (Monterey County 1986).
25 Garland Ranch Regional Park, Jacks Peak Regional Park, Thomas Open Space¹, Palo Corona Regional
26 Park (limited public use allowed at present), and Carmel Valley Community Park provide
27 recreational and resource conservation land use.

28 Principal road access to Carmel Valley is via Carmel Valley Road (from SR 1) and via Laureles Grade
29 Road (from State Route 68 [SR 68]). Carmel Valley Road is the principal arterial route, intersecting
30 SR 1 to the west. It is both four-lane and two-lane, depending on proximity to SR 1 and to
31 commercial centers in the valley. Laureles Grade Road is a two-lane, steep, curved road that climbs
32 the northern slopes from Carmel Valley to SR 68 north of the valley.

33 Project Setting

34 The Project site and the 130-Unit Alternative site are located on the Rancho Cañada Golf Club
35 course. The Rancho Cañada Golf Club was created in 1970 and currently operates two courses, the
36 West Course and the East Course. The Proposed Project and western area of the 130-Unit
37 Alternative site is bounded to the north by Carmel Valley Road and the Carmel Middle School (CMS),

¹ Thomas Open Space is closed to the public except for those with a valid permit.

1 on the west by low-density residential development (along Val Verde Drive), on the southwest by
2 high-density residential development (5 to 20 units per acre), on the east by the remainder of the
3 golf course (and single-family development to the east of the golf course), and on the south by the
4 Carmel River and adjoining open space. On the East Course is the 130-Unit Alternative's Lot 130.
5 This area is bound to the north by Carmel Valley Road, to the east by single-family residences along
6 Via Mallorca, and north of the remaining golf course (**Figure 2-2**). As shown in **Figure 3.5-1**, the
7 County's 2010 General Plan designate the area as PQP open space.

8 The Proposed Project comprises 281 residential units on approximately 42 acres and 39 acres of
9 permanent open space. The 130-Unit Alternative proposes 130 residential units on 42 acres
10 (excluding drainage area and habitat area), and 39 acres of drainage area and habitat preserve.

11 The Project site and the 130-Unit Alternative site are currently developed for recreational use (golf
12 course) in an area that gently slopes from the north boundary of the site down to the north bank of
13 the Carmel River. Lot 130 of the 130-Unit Alternative is developed with golf course maintenance
14 facilities. Residential development extends westward from the west side of the project area and is
15 separated from the project site by a strip of vacant land.

16 Regulatory Setting

17 This section discusses the local, state, and federal policies and regulations that are relevant to the
18 analysis of land use impacts of the Proposed Project and the 130-Unit Alternative.

19 Federal Policies and Regulations

20 There are no specific federal regulations that apply to the land use issues associated with this
21 Project.

22 State Policies and Regulations

23 California planning law requires each city and county in the state to adopt a general plan for its
24 future development. This plan identifies the allowable uses of land within their boundaries and
25 establishes policies for both the development and protection of resources. They form the foundation
26 for zoning and establish regulatory standards for development and resource protection.

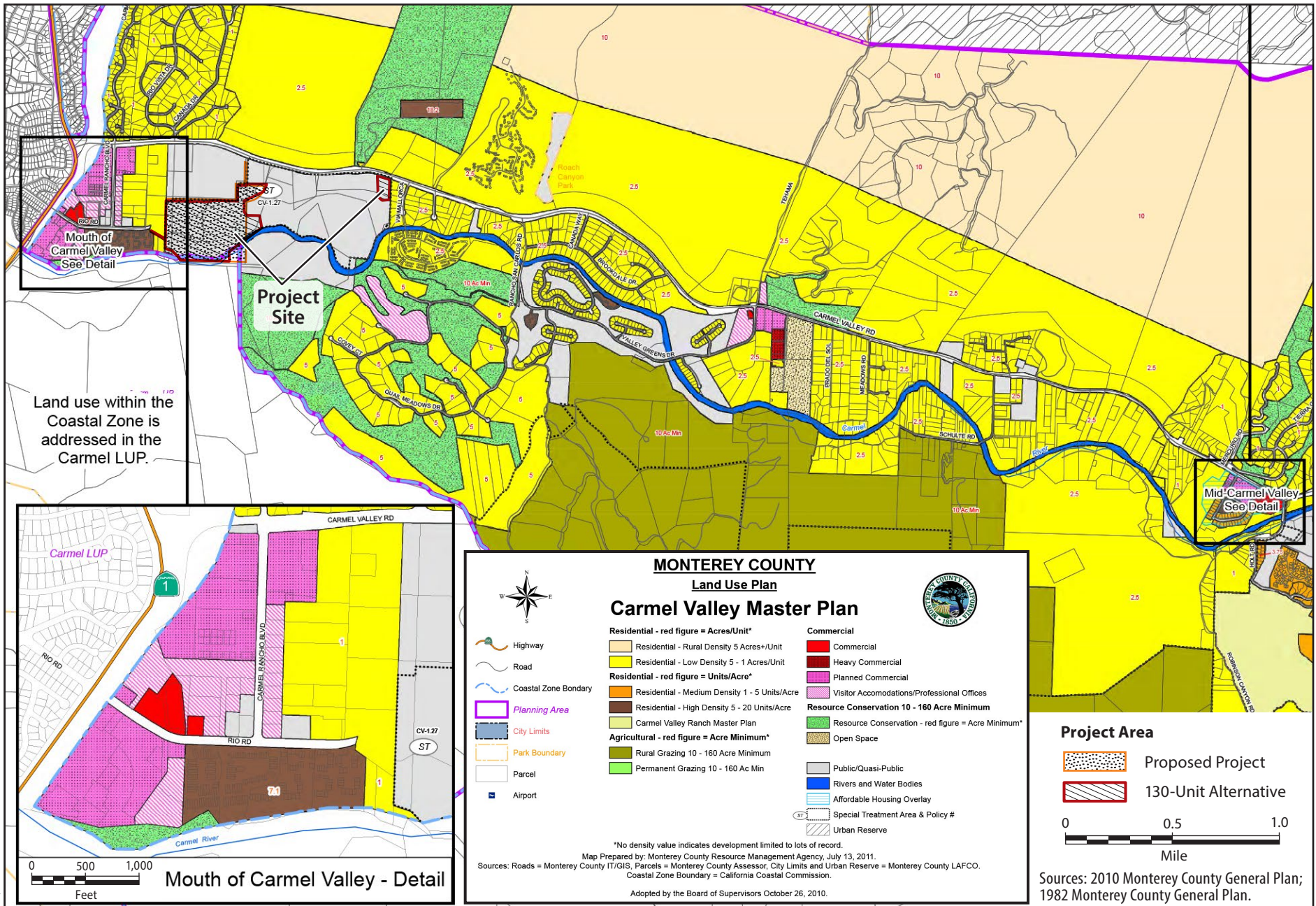
27 Local Policies and Regulations

28 The Proposed Project and the 130-Unit Alternative are being analyzed in this Recirculated Draft
29 Environmental Impact Report (EIR) under the 2010 General Plan and the 2013 CVMP.

30 Current County Plans, Policies and Regulations

31 2010 Greater Monterey Peninsula Area Plan

32 According to GMPAP Figure 14, *Scenic Highway Corridors & Visual Sensitivity* parcel H of the
33 Proposed Project is within the coastal zone. However, as discussed in Chapter 2, *Project Description*,
34 the Proposed Project does not propose land uses changes to parcel H.



Graphics: 05334.05 RDEIR (8-26-2015)



Figure 3.5-1
Existing Land Use Designation

1 **2010 Monterey County General Plan**

2 The 2010 Monterey County General Plan presents goals and policies that guide the general
 3 distribution and intensity of land uses, including residential, agricultural, commercial and industrial,
 4 public facilities, and open space uses, for lands in the County outside the Coastal Zone (Monterey
 5 County 2010). The 2010 General Plan thereby enables the County to direct growth to areas within or
 6 near existing developed areas in order to preserve and minimize impacts on natural and agricultural
 7 resources, public services, and infrastructure.

8 The 2010 General Plan Land Use Element presents goals and policies, as well as the adopted density
 9 standards for residential uses and the intensity of non-residential land use designations. The
 10 following goals and policies are applicable to land use within and near the Project site.

11 **Land Use Element**

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

14 *Policy LU-1.1:* The type, location, timing, and intensity of growth in the unincorporated area shall
 15 be managed.

16 *Policy LU-1.2:* Premature and scattered development shall be discouraged.

17 *Policy LU-1.5:* Land uses shall be designated to achieve compatibility with adjacent uses.

18 *Policy LU-1.7:* Clustering of residential development to those portions of the property which are
 19 most suitable for development and where appropriate infrastructure to support that
 20 development exists or can be provided shall be strongly encouraged. Lot line adjustments among
 21 four lots or fewer, or the re-subdivision of more than four contiguous lots of record that do not
 22 increase the total number of lots, may be allowed pursuant to this policy without requirement of
 23 a general plan amendment.

24 *Policy LU-1.11:* Development proposals shall be consistent with the General Plan Land Use Map
 25 designation of the subject property and the policies of this plan.

26 **Goal LU-2:** Encourage residential development of various types and densities for all income levels in
 27 areas where such development would be accessible to major employment centers and where
 28 adequate public services and facilities exist or may be provided.

29 *Policy LU-2.7:* Open space may be provided in and/or on the fringes of residential areas.

30 *Policy LU-2.13:* The County shall assure consistent application of an Affordable Housing
 31 Ordinance that requires 25% of new housing units be affordable to very low, low, moderate, and
 32 workforce income households. The Affordable Housing Ordinance shall include the following
 33 minimum requirements:

- 34 a) 6% of the units affordable to very low-income households
- 35 b) 6% of the units affordable to low-income households
- 36 c) 8% of the units affordable to moderate-income households
- 37 d) 5% of the units affordable [to] Workforce I income households

38 **Goal LU-8:** Encourage the provision of open space lands as part of all types of development including
 39 residential, commercial, industrial, and public.

40 *Policy LU-8.1:* The open space needs of the community and new development shall be reviewed
 41 and addressed through the planning process. The extent of use of land for this designation shall
 42 be limited to building coverage of 25% of the subject property.

1 *Policy LU-8.2:* Clustering, consistent with the other policies of this Plan, shall be considered as a
 2 means of maximizing permanent open space within new development.

3 *Policy LU-8.4:* Wherever possible, open space lands provided as part of a development shall be
 4 integrated into an area-wide open space network.

5 *Policy LU-8.5:* Development may consider use of open space buffers on the perimeter and
 6 integrated into the development.

7 **2013 Carmel Valley Master Plan**

8 The 2013 CVMP was enacted as part of the 2010 General Plan and is intended to guide future land
 9 use within the 2013 CVMP plan area boundary. Specifically the plan area boundary is defined as “the
 10 primary watershed of the Carmel River from SR 1 to just east of Carmel Valley Village, except for the
 11 upper reaches of Garzas Creek and Robinson Canyon” (Monterey County 2010). Key 2013 CVMP
 12 land use policies and regulations relevant to the Proposed Project are noted below. A land use
 13 consistency analysis is presented in **Appendix D** that includes all 2013 CVMP policies.

14 **Open Space and Conservation**

15 *CV-1.7:* Subdivision for conservation purposes that is in the public interest is exempt from any quota
 16 and allocation system where such subdivision does not create additional residential building sites. It
 17 is preferable that parcels thus created shall be owned by an appropriate public entity or a non-profit
 18 public benefit corporation.

19 **General Land Use**

20 *CV-1.1:* All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the
 21 goal of preserving Carmel Valley’s rural character. In order to preserve the rural character of Carmel
 22 Valley, development shall follow a rural architectural theme with design review.

23 *CV-1.3:* Open space uses shall be located between the development areas in order to clearly define
 24 them and maintain a distinction between the more rural and more suburban areas of the valley.
 25 Small and large open space areas should be created with preference given to those that add open
 26 space to existing open space areas.

27 *CV-1.15 (d):* All further development of visitor accommodations in the area west of Via Mallorca and
 28 north of Carmel River shall be limited to moderately-sized facilities, not to exceed a total of 175 units.

29 *CV-1.17:* Publicly used buildings and areas should be encouraged to be oriented to views of the river.

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

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

39 *CV-1.27:* Special Treatment Area: Rancho Canada Village – Up to 40 acres within properties located
 40 generally between Val Verde Drive and the Rancho Canada Golf Course, from the Carmel River to
 41 Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special
 42 Treatment Area. Residential development may be allowed with a density of up to 10 units/acre in
 43 this area and shall provide a minimum of 50% Affordable/Workforce Housing. Prior to beginning

1 new residential development (excluding the first unit on an existing lot of record), projects must
 2 address environmental resource constraints (e.g.; water, traffic, flooding). (APN: 015-162-017-000,
 3 015-162-025-000, 015- 162-026-000, 015-162-039-000 and 015-162-040-000, 015-162-033-000,
 4 015- 162-035-000, 015-162-036-000, 015-162-037-000, 015-162-038-000, 015-021-005-000)

5 **Residential Land Use**

6 *CV-1.5:* In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan
 7 Land Use Map. However, attainment of maximum density in these areas is dependent upon
 8 conformity of the proposed project to plan goals and policies.

9 *CV-1.6:* New residential subdivision in Carmel Valley shall be limited to creation of 190 new units as
 10 follows:

- 11 a. There shall be preference to projects including at least 50% affordable housing units.
- 12 b. Lots developed with affordable housing under the Inclusionary Housing Ordinance or an
 13 Affordable Housing Overlay (Policy LU-2.12) may have more than one unit per lot. Each unit
 14 counts as part of the total unit cap.
- 15 c. Existing lots with five (5) acres or more may have the first single family dwelling plus one
 16 accessory dwelling unit. Units added on qualifying existing lots shall not count as part of the
 17 total unit cap. New accessory dwelling units or single family dwellings beyond the first single
 18 family dwelling shall be prohibited on lots with less than five (5) acres, except that this
 19 provision shall not apply to projects that have already been approved, environmental review
 20 for such units has already been conducted, and in which traffic mitigation fees have been
 21 paid for such units prior to adoption of this Carmel Valley Master Plan.
- 22 d. New lots shall be limited to the first single family dwelling. Accessory dwelling units and
 23 single family dwellings beyond the first single family dwelling shall be prohibited.
- 24 e. Of the 190 new units, 24 are reserved for consideration of the Delfino property (30 acres
 25 consisting of APN: 187-521-014-000, 187-521-015-000, 187-512-016-000, 187-512-017-
 26 000, 187-512-018-000, and 187-502-001-000) in Carmel Valley Village (former Carmel
 27 Valley Airport site) to enable subdivision of the property into 18 single family residential
 28 lots and one lot dedicated for six affordable/inclusionary units, provided the design of the
 29 subdivision includes at least 14 acres available for community open space use subject to also
 30 being used for subdivision related water, wastewater, and other infrastructure facilities.

31 *CV-1.9:* Structures proposed in open grassland areas that would be highly visible from Carmel Valley
 32 Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-
 33 made vertical features.

34 **Area Development – Open Space**

35 *CV-1.8:* Cluster development:

- 36 a. must meet the objectives of the Master Plan.
- 37 b. shall be used to protect visible open space in sensitive visual areas or to protect natural
 38 resources.
- 39 c. adjacent to vertical forms, although preferable to development in open spaces, will be
 40 considered in light of the visual sensitivity of the building site.
- 41 d. Should be consistent with wastewater application rates of the Carmel Valley Wastewater
 42 Study that generally would require clustering of five units or less on a minimum of five acres
 43 of land.
- 44 e. may be permitted only where it will result in the preservation of visible open space and is in
 45 compliance with other applicable policies.

1 f. Open space shall be dedicated in perpetuity.

2 **Transportation**

3 *CV-2.17:* To implement traffic standards to provide adequate streets and highways in Carmel Valley,
 4 the County shall conduct and implement the following:

5 a. Twice yearly monitoring by Public Works (in June and October) of peak hour traffic volumes
 6 and daily traffic volumes at six (6) locations indicated in bold in the 2013 CVMP (at least one
 7 of the yearly monitoring periods will occur when local schools are in session).

8 b. A yearly evaluation report shall be prepared by the Public Works Department in December
 9 that shall report on traffic along the six (6) indicated segments. The report shall evaluate
 10 traffic using the PTSF methodology (or such other methodology as may be appropriate for a
 11 given segment in the opinion of the Public Works Department), and the ADT methodology.
 12 ADT thresholds for each segment are listed above, and the Public Works Department shall
 13 annually establish appropriate PTSF or other methodology thresholds for each of the six (6)
 14 segments listed above.

15 c. A public hearing before the Board of Supervisors shall be held in January immediately
 16 following the December report when only 100 or fewer ADT remain before the ADT count
 17 for a segment will equal or exceed the indicated threshold, or where the PTSF (or such other
 18 methodology as may be appropriate for a given segment in the opinion of the Public Works
 19 Department) for a segment exceeds or is within one percent (1%) of the value that would
 20 cause a decrease in the LOS.

21 d. At five year intervals the County shall monitor all segments listed in Policy CV-2.17(a) and
 22 the annual report described in Policy CV-2.17(b) shall include a report on all segments. If
 23 such periodic monitoring and reporting shows that any segment not previously part of the
 24 annual report is within twenty percent (20%) of the listed ADT threshold, that segment shall
 25 thereafter be subject to the annual monitoring and reporting.

26 e. Also at five year intervals the County shall examine the degree to which estimates of changes
 27 in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier
 28 than predicted in the General Plan Environmental Impact Report. If the examination
 29 indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the
 30 County shall consider adjustments to the cap on new residential units established in Policy
 31 CV-1.6 and/or the cap on new visitor serving units established in Policy CV-1.15 or other
 32 measures that may reduce the impacts, including, but not limited to, deferral of development
 33 that would seriously impact traffic conditions.

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

- 36 1. Signalized Intersections – LOS of “C” is the acceptable condition.
- 37 2. Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are
 38 defined as unacceptable conditions.
- 39 3. Carmel Valley Road Segment Operations: a) LOS of “C” and ADT below its threshold
 40 specified in Policy CV-2.17(a) for Segments 1, 2, 8, 9, 10, 11, 12 and 13 is an
 41 acceptable condition; b) LOS of “D” and ADT below its threshold specified in Policy
 42 CV-2.17(a) for Segments 3, 4, 5, 6, and 7 is an acceptable condition.

43 During review of development applications that require a discretionary permit, if traffic analysis of
 44 the Proposed Project indicates that the project would result in traffic conditions that would exceed
 45 the standards described above in Policy CV 2.17(f), after the analysis takes into consideration the
 46 Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic
 47 Mitigation Fee, then approval of the Project will be conditioned on the prior (e.g., prior to project-
 48 generated traffic) construction of additional roadway improvements or an EIR will be prepared for

1 the project, that will include evaluation of traffic impacts based on the ADT methodology. Such
 2 additional roadway improvements must be sufficient, when combined with the projects programmed
 3 for completion prior to the project- generated traffic in the Carmel Valley Traffic Improvement
 4 Program, to allow the County to find that the affected roadway segments or intersections would meet
 5 the acceptable standard upon completion of the programmed plus additional improvements. Any EIR
 6 required by this policy will assess cumulative traffic impacts outside the 2013 CVMP area arising
 7 from development within the 2013 CVMP area.

8 This policy does not apply to the first single family residence on a legal lot of record. The use of the
 9 ADT methodology as set forth in this Policy CV-2.17 will be limited to the purposes described in the
 10 policy, and the County may utilize any traffic evaluation methodology it deems appropriate for other
 11 purposes, including but not limited to, road and intersection design. This policy will also not apply to
 12 commercial development in any Light Commercial Zoning (“LC”) district within the 2013 CVMP area
 13 where the Director of Planning has determined that the requirement for a General Development Plan,
 14 or amendment to a General Development Plan, may be waived pursuant to Monterey County Code
 15 section 21.18.030 (E).

16 **Prior County Plans and Policies**

17 As stated in Chapter 1, *Introduction*, discussion pertaining to the 1982 General Plan and the 1986
 18 CVMP, is provided for informational purposes only.

19 **1982 Monterey County General Plan**

20 The 1982 General Plan was adopted by the Monterey County (County) Board of Supervisors (Board)
 21 in 1982 and, when in effect, was periodically amended. The 1982 General Plan provides a general
 22 direction for future growth throughout the unincorporated areas of the County. The 1982 General
 23 Plan’s objective is to promote balanced growth throughout the County in a manner that protects the
 24 County’s exquisite but fragile natural resources.

25 **General Land Use**

26 *Policy 26.1.1:* The County in coordination with the cities, shall manage the type, location, timing, and
 27 intensity of growth in the unincorporated area.

28 *Policy 26.1.5:* The County shall designate future land uses in manner which will achieve compatibility
 29 with adjacent land uses.

30 *Policy 26.1.6:* Development which preserves and enhances the County’s scenic qualities will be
 31 encouraged.

32 *Policy 26.1.11:* The County shall encourage clustering in all development projects, where appropriate.

33 **Residential**

34 *Policy 27.3.2:* The County shall encourage that open space be provided within and on the fringes of
 35 residential areas.

36 **Open Space**

37 *Policy 34.1.1:* The County shall encourage the clustering of all types of development, where
 38 appropriate, in order to allow for a portion of each project site to be dedicated as permanent open
 39 space.

40 *Policy 34.1.3:* Wherever possible, open space lands provided as part of a development project should
 41 be integrated into an areawide open space network.

Holding Capacity and Zoning

Goal 36: to maintain consistency between the general plan and its implementing regulations.

Policy 36.0.3: Areas which have further division or additional density restrictions in place by zoning designation on the date of adoption of this general plan shall be executed in accordance with such restrictions and zoning designation as part of the implementation process.

Policy 36.0.4: Except in areas designated as medium- or high-density residential or in areas designated as commercial or industrial where residential use may be allowed, an applicant wishing to apply for a subdivision under this General Plan must use the following procedures to calculate the maximum density that can be considered under the Plan and thereby prepare an application consistent with or less than the maximum allowable density:

- A. One factor in density determination shall be the land use designation. The maximum density allowable under the General Plan for a parcel shall be divided into the total number of acres found within the parcel. For example, a 100-acre parcel with a maximum General Plan density of 1 unit per 2.5 acres would have a General Plan density of 40 sites.
- B. The slope of the property shall be determined and the slope-density formula defined in this Plan applied. For example, a 100-acres parcel might consist of 50% of the land having a slope of over 30% and the other 50% below 19%. The maximum density allowable on that parcel as calculated according to slope would be 50 sites.
- C. All of the policies of the Plan must be applied to the parcel. Any policies resulting in a decrease in density must be tabulated. This decrease in density would then be subtracted from the maximum density allowable under the slope formula.
- D. The maximum density allowable according to the General Plan land use designation (Step A above) and the maximum density allowable according to the Plan policies (Steps B and C above) shall then be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this Plan.
- E. The calculations of maximum density made by an applicant will be reviewed during public hearings prior to the approval of any permits or quota allocation pursuant to this Plan.

1986 Carmel Valley Master Plan

The 1986 CVMP is a component of the 1982 General Plan. The major function of the 1986 CVMP is to guide the future development of the valley using goals and policies that reflect an understanding of the physical, cultural, and environmental setting of the area. Key 1986 CVMP policies and regulations relevant to the Proposed Project are noted below. A land use consistency analysis is presented in **Appendix D** that includes all 1986 CVMP policies.

Open Space Conservation

1.1.3 (CV): Both small and large open space areas should be created with preference given to those projects which add open space that is contiguous to existing open space.

General Land Use

26.1.21 (CV): It is intended that the Carmel Valley remain rural residential in character.

26.1.22 (CV): Developed areas should be evaluated in the light of resource constraints especially the water supply constraint addressed by policy 54.1.7 (CV) and the character of each area. No further development in such areas shall be considered until a need is demonstrated through public hearings.

1 26.1.23 (CV): Open space uses are to be located between the development areas in order to clearly
 2 define them and maintain a distinction between the more rural and more suburban areas of the
 3 valley.

4 26.1.25 (CV): The visible alteration of natural landforms caused by cutting, filling, grading, or
 5 vegetation removal shall be minimized through sensitive siting and design of all improvements and
 6 maximum possible restoration including botanically appropriate landscaping.

7 26.1.26 (CV): Development either shall be visually compatible with the character of the valley and
 8 immediate surrounding areas or shall enhance the quality of areas that have been degraded by
 9 existing development.

10 26.1.28 (CV): Structures located in open grassland areas where they would be highly visible from
 11 Carmel Valley Road and Laureles Grade Road shall be minimized in number and clustered near
 12 existing natural or man-made vertical features.

13 26.1.29 (CV): Design and site control shall be required for all new development throughout the Valley,
 14 including proposals for existing lots of record, utilities, heavy commercial and visitor
 15 accommodations but excluding minor additions to existing development where those changes are
 16 not conspicuous from outside of the property. The design review process shall encourage and further
 17 the letter and spirit of the CVMP.

18 26.1.30 (CV): Publicly used buildings and areas should be encouraged to be oriented to views of the
 19 river.

20 26.1.31 (CV): Materials and colors used in construction shall be selected for compatibility with the
 21 structural system of the building and with the appearance of the building's natural and man-made
 22 surroundings.

23 26.1.32 (CV): Development should be located in a manner that minimizes disruption of views from
 24 existing homes. This applies to road cuts as well as structures.

25 26.1.33 (CV): Of the range of land uses allowed (either with or without special approval) in any
 26 zoning district applied to Carmel Valley, only those uses specifically designated by this Plan shall be
 27 considered consistent as required by law.

28 26.1.34 (CV): The maximum density allowable according to the slope/density formula and the
 29 maximum density allowable according to other plan policies should be compared. Whichever of the
 30 two densities is the lesser shall be established as the maximum density allowable under this plan.

31 **Residential Land Use**

32 27.1.5 (CV): In the low-density residential areas, maximum densities are as shown on the Land Use
 33 Plan. However, attainment of maximum density in these areas is dependent upon conformity of the
 34 Proposed Project to plan goals and policies.

35 27.3.4 (CV): All land division approvals shall be based on and require full standard subdivision
 36 standards regardless of the number of lots created. Exception may be granted under policy 39.2.7
 37 (CV).

38 27.3.5 (CV): The Carmel Valley development limit shall consist of the existing 572 buildable lots of
 39 record, plus 738 additional lots which shall be subject to the quota and allocation system and the
 40 policies of this Plan governing deduction from the quota for additional units, caretakers, senior
 41 citizen, and low and moderate income units. This constitutes the 20-year buildout allowed by this
 42 Plan. The existing lots of record shall include the remaining 150 lots in the amended Carmel Valley
 43 Ranch Specific Plan.

44 27.3.6 (CV): All development proposals shall make provision for low or moderate income housing in
 45 accordance with the Inclusionary Housing Ordinance, except that all development shall build such
 46 units on- site. Low and moderate-income residential units shall be counted as part of the total new
 47 residential units and subtracted yearly from the quota and not the allocation.

1 27.3.9 (CV): Projects for low or moderate income family housing shall be exempt from any annual
 2 allocation provisions, but shall be subtracted from the 20-year buildout quota on a basis of one such
 3 unit reducing the remaining buildout by one unit.

4 Furthermore, because of their substantially lower impact on resources and infrastructure, such
 5 projects for senior citizens of low or moderate income (e.g., the proposal of the Monterey County
 6 Housing Authority) may have up to twice the number of units normally allowed on a site. Such
 7 increased density shall only be allowed where it is determined to be feasible and consistent with
 8 other plan policies. Such projects shall be subtracted from the 20-year buildout quota on a basis of
 9 two such units reducing the remaining buildout by one unit.

10 27.3.10 (CV): When an ownership is covered by two or more land use designations, the total
 11 allowable development should be permitted to be located on the most appropriate portion of the
 12 property.

13 **Area Development – Visitor Accommodations**

14 28.1.26 (CV): All further development of visitor accommodations in the area west of Via Mallorca and
 15 north of Carmel River shall be limited to a moderately-sized facility, not to exceed 175 units, at the
 16 Rancho Cañada Golf Club.

17 **Area Development – Open Space**

18 34.1.1.1 (CV): Clustering of development should be permitted only where it will result in the
 19 preservation of visible open space and is in compliance with other applicable policies. Cluster
 20 development should be consistent with wastewater application rates of the Carmel Valley
 21 Wastewater Study. In general, this will result in clusters of five units or less on a minimum of five
 22 acres of land. The burden of proof shall be placed on the project sponsors to demonstrate that
 23 clustered development meets the objectives of the Plan.

24 34.1.1.2 (CV): Clustering of development is discouraged except where it would result in preservation
 25 of visible open space in critically sensitive areas or protect another natural resource. Clustering
 26 adjacent to vertical forms, spaces, will be considered in light of the visual sensitivity of the building
 27 site. The burden of proof is placed on project sponsors to demonstrate that proposed cluster
 28 development is compatible with policies of this Plan.

29 **Transportation**

30 39.3.2.1 (CV): To implement traffic standards to provide adequate streets and highways in Carmel
 31 Valley, the County shall conduct and implement the following:

- 32 a. Twice yearly monitoring by Public Works (in June and October) of average daily traffic at 12
 33 locations identified in the Keith Higgins report in Carmel Valley on Carmel Valley Road,
 34 Carmel Rancho Boulevard and Rio Road.
- 35 b. A yearly evaluation report (December) prepared jointly by the Public Works and Planning
 36 Departments to indicate segments approaching a traffic volume which would lower existing
 37 level service and which would compare average daily traffic (ADT) counts with service
 38 volumes for levels of service.
- 39 c. Public hearings to be held in January immediately following a December report in (b) above
 40 in which only 100 or less ADT remain before a lower level of service would be reached for
 41 any of the 12 segments described on figure B-1 of EIR 85-002 on the Carmel Valley Master
 42 Plan.
- 43 d. With respect to those 12 identified road segments that are at level of service (LOS) C or
 44 below, approval of development will be deferred if the approval would significantly impact
 45 roads in the Carmel Valley Master Plan area which area at level of service (LOS) C or below
 46 unless and until an EIR is prepared which includes mitigation measures necessary to raise

1 the LOS to an acceptable level and appropriate findings as permitted by law are made which
2 may include a statement of overriding considerations. For purposes of this policy,
3 “acceptable level” shall mean, at a minimum, baseline LOS as contained in the Carmel Valley
4 Master Plan EIR. To defer approval if there is significant impact means that, at a minimum,
5 the County will not approve development without such an EIR where the traffic created by
6 the development would impact the level of service along any segment of Carmel Valley Road
7 (as defined in the Keith Higgins Traffic Report which is part of the Environmental Impact
8 Report (EIR) for the Carmel Valley Master Plan “CVMP”) to the point where the level of
9 service would fall to the next lower level. As for those road segments which are at LOS C, D,
10 and E, this would, at a minimum, occur when the LOS F, this would occur when it would
11 cause a significant impact and worsening of traffic conditions as compared with the present
12 condition. Specific findings will be made with each project and may depend on the type and
13 location of any proposed development. Cumulative traffic impacts from development in
14 areas outside the CVMP area must be considered and will cause the same result as
15 development within the plan area.

16 Impact Analysis

17 Methods for Analysis

18 Assessments of potential land use impacts of the Proposed Project and the 130-Unit Alternative are
19 based on the following methods.

- 20 | Review of the Proposed Project preliminary project drawings and *Rancho Cañada Village*
21 | *Pattern Book: Design Guidelines for Residential Neighborhoods* (Pattern Book).
- 22 | Review of the 130-Unit Alternative preliminary project drawings.
- 23 | Review of the Project and 130-Unit Alternative for compliance with the County’s 2010 General
24 | Plans, the 2013 CVMP, and Zoning Codes.

25 Criteria for Determining Significance

26 In accordance with CEQA, State CEQA Guidelines, the 2010 General Plan’ goals and policies, 2013
27 CVMP policies, and agency and professional standards, a project impact would be considered
28 significant if the project would:

29 A. Land Use Compatibility

- 30 | Introduce new land uses into an area that could be considered to be incompatible with the
31 | surrounding land uses or with the general character of the area.

32 B. Plan/Policy Consistency

- 33 | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction
34 | over the project (including, but not limited to a general plan, specific plan, LCP, or zoning
35 | ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

36 C. Division of an Established Community

- 37 | Physically divide an established community.

1 Impacts and Mitigation Measures

2 A. Land Use Compatibility

3 **Impact LU-1: Land Use Compatibility (less than significant with mitigation)**

4 Proposed Project

5 *Construction*

6 Temporary land use impacts associated with construction activities would include site grading,
7 excavation, construction staging, and building erection. These activities involve the movement of
8 heavy construction equipment, truck traffic, grading activities, construction noise, and air emissions.
9 The construction time would extend over an approximate 5-year period, but may be substantially
10 longer, depending on market conditions for custom residential units. Construction impacts
11 specifically related to nuisance effects (i.e., air quality, noise, traffic, and aesthetics) are addressed in
12 other sections of this Recirculated Draft EIR. Since these construction-related impacts are addressed
13 in other sections of this Recirculated Draft EIR and can be mitigated to a less-than-significant level,
14 this impact would be *less than significant*. No additional mitigation is required.

15 *Operation*

16 The Project would change current land uses from a golf course to residential development and open
17 space. As noted above, adjacent uses consist of residential areas (along Rio Road), rural residential
18 (along Val Verde Drive), a school and a church (to the north), golf course (to the east) and open
19 space (to the south). The new residential and open space uses would not create any fundamental
20 incompatibilities with the surrounding land uses that would cause physical changes that might
21 result in significant physical impacts to the environment. As discussed in Chapter 3.4, *Aesthetics*, the
22 new residential uses would not have a significant impact on the visual character of the project area
23 and, with mitigation, would not have a significant impact on views from adjacent areas. The
24 residential densities of the surrounding areas vary from rural residential areas (along Val Verde
25 Drive) to single-family development (along the eastern side of the golf course and north of Carmel
26 Valley Road), to multi-family residential units (along Rio Road). The proposed residential use, while
27 including higher density areas than average single-family and rural residential areas would not have
28 unprecedented densities considering the multi-family residential along Rio Road adjacent to the site.
29 Furthermore, the project's residential development would be visually separate and distinct from the
30 nearby residential areas, which would avoid a significant incompatibility in land use character. The
31 proposed restoration and establishment of open space on the southern portion of the project would
32 be compatible with the open space uses to the south of the project area and would buffer the
33 adjacent open space areas from the new development. The addition of new residential development
34 adjacent to the existing golf course would also not result in a fundamental land use incompatibility
35 as residential uses next to golf courses are common in Carmel Valley and the adjacent Monterey
36 Peninsula region and is an already and existing condition of the Rancho Canada golf course.

37 As discussed in Chapter 3.3, *Biological Resources*, the CMS operates an environmental education
38 project called the Hilton-Bialek Biological Sciences Project on land on the east side of the school and
39 on the adjacent Stemple and Hatton parcels. The Proposed Project would develop the Stemple and
40 Hatton parcels and, therefore, remove the potential for the environmental education project to use
41 those parcels. According to the director of the biological sciences project (Hohenberger pers.

1 comm.), the school has an informal arrangement with the owner of these off-school parcels to
2 conduct environmental education activities in these areas. The lack of formal agreement with the
3 school implies the Hilton-Bialek Biological Sciences Project was allowed temporary use of the
4 Stemple and Hatton parcels. The loss of these parcels would reduce the area potentially useable off
5 school grounds for environmental education, but the property on the school property could still be
6 used for those purposes. In addition, the new habitat preserve, which would be open for public use,
7 would be available for environmental education, including a new trail link to the Palo Corona
8 Regional Park, which would add new areas useable by CMS. Although the habitat preserve and Palo
9 Corona Regional Park are farther away from the school than the Stemple and Hatton parcels, the
10 areas are still relatively close by such that environmental education opportunities associated with
11 the Hilton-Bialak project could continue at CMS supplemented by these new areas.

12 Therefore, the project would have a *less than significant* impact related to land use compatibility
13 with the mitigation in Chapter 3.4, *Aesthetics*. No additional mitigation is required.

14 130-Unit Alternative

15 *Construction*

16 Similar to the Proposed Project, temporary land use impacts associated with construction activities
17 of this alternative would include site grading, excavation, construction staging, and building
18 erection. These activities involve the movement of heavy construction equipment, truck traffic,
19 grading activities, construction noise, and air emissions. The construction time would extend over
20 many years, depending on market conditions for custom residential units. Construction impacts
21 specifically related to nuisance effects (i.e., air quality, noise, traffic, and aesthetics) are addressed in
22 other sections of this Recirculated Draft EIR. Since these construction-related impacts are addressed
23 in other sections of this Recirculated Draft EIR and can be mitigated to a less-than-significant level,
24 this impact would be *less than significant*. No additional mitigation is required.

25 *Operation*

26 Similar to the Proposed Project, the 130-unit Alternative would not have a significant impact related
27 to land use compatibility or the general character of the project vicinity with the mitigation
28 identified in Chapter 3.4, *Aesthetics*. This Alternative would have a lesser density overall due to the
29 lower number of units, but the general clustering within the residential areas would be similar.
30 Although a formal restoration plan has not yet been developed for the open space area, the 130-unit
31 Alternative would also result in an open space buffer between new residential development and the
32 open space areas to the south of the golf course. Lot 130 would be a single-family dwelling adjacent
33 to other existing single-family dwellings.

34 As discussed for the Proposed Project, the 130-Unit Alternative would also develop a portion of the
35 Hatton parcel, and therefore remove the potential for the environmental education project to use
36 that land. According to the director of the biological sciences project (Hohenberger pers. comm.), the
37 school has an informal arrangement with the owner of these off-school parcels to conduct
38 environmental education activities in these areas. The lack of formal agreement with the school
39 implies the Hilton-Bialek Biological Sciences Project was allowed temporary use of the Stemple and
40 Hatton parcels. The 130-Unit Alternative would also add new opportunities for environmental
41 education with the proposed habitat reserve and the new trail connecting to Palo Corona Regional
42 Park, which would offset the loss of use of a portion of the Stemple and Hatton parcels for
43 environmental education.

1 Therefore, the 130-unit Alternative would have a *less than significant* impact on land use
2 compatibility, with the mitigation for visual aesthetics in Chapter 3.4, *Aesthetics*. No additional
3 mitigation is required.

4 B. Plan/Policy Consistency

5 **Impact LU-2: Conflicts with Land Use Plans, Policies, or Regulations (significant and** 6 **unavoidable with mitigation)**

7 Proposed Project

8 Please see **Appendix D** for an analysis of the consistency of the Project with regard to the 2013
9 CVMPs land use policies. The 2013 CVMP includes numerous policies that address development
10 issues such as land use, residential buildout, retaining the rural character of the region and
11 providing open space, providing Affordable Housing, hydrology and water quality, traffic and water
12 constraints, and protection of the Carmel River. These key issues are discussed below. The other
13 sections of this EIR also discuss Project development issues related to other subject areas covered
14 by 2013 CVMPs' policies such as geology, soils, and seismicity, aesthetics, and public services and
15 utilities.

16 **Land Use** - 2013 CVMP Policy CV-1.27 establishes a Special Treatment Area on 40 acres within the
17 Rancho Canada golf course (including the Proposed Project's residential element) with residential
18 development allowed with density up to 10 units/acre and providing a minimum of 50%
19 affordable/workforce housing. The policy also describes that prior to beginning residential
20 development, projects must address environmental resource constraints including water, traffic and
21 flooding. The Proposed Project would be consistent with this policy as it would include 50%
22 affordable/workforce housing and its gross density (281 units in an approximately 38 acre area = 7
23 to 8 units/acre) would comply with the density limits. The Pattern Book (**Appendix B**) would be
24 implemented via recorded Conditions, Covenants, and Restrictions (CC&Rs). Property owners would
25 be required to obtain design review and approval from the Architectural Review Committee formed
26 for the development. The Pattern Book defines appropriate architectural styles as well as traditional
27 zoning criteria for height, setbacks, and parking. The different setback requirements would be
28 implemented via notation on the recorded final map and Section District Map. The setbacks noted on
29 the final map would be the same setbacks identified in the Pattern Book (**Appendix B**). The
30 properties would remain within the Site Design ("S") and Design Control ("D") Zoning Districts.

31 Regarding environmental constraints regarding water supply, traffic and flooding, these are
32 analyzed in this EIR. Water supply is adequate to serve the project and the project would elevate the
33 new residential areas above the 100-year flood level without resulting in upstream or downstream
34 flooding (with mitigation identified in Chapter 3.2, *Hydrology and Water Quality*. Regarding traffic, as
35 described in Chapter 3.7, *Transportation and Traffic*, even with mitigation, some of the projects'
36 direct or cumulative traffic impacts would be significant and unavoidable and thus the project has
37 addressed traffic impacts to the extent feasible.

38 The 2013 CVMP and 2010 General Plan land use designation for the site is Public/Quasi-Public
39 (P/QP), which does not allow for residential subdivision. However, as noted above, 2013 CVMP
40 Policy CV-1.27 allows for residential use in the Special Treatment Area. **Although** an amendment to
41 the 2013 CVMP and 2010 General Plan land use diagram and rezoning to a residential zoning district

1 under Title 21 would be required this is not considered a fundamental inconsistency with existing
2 land use plans due to the provision in 2013 CVMP Policy CV-1.27.

3 **Residential Buildout**—The 2013 CVMP establishes a maximum number of 190 new residential
4 units resultant from residential subdivision. As noted in Chapter 2, Project Description, the
5 Proposed Project would be in conflict with Policy CV -1.6 that establishes the residential unit cap. In
6 order to facilitate the project and to still provide the 24 units reserved in Policy CV-1.6 for the
7 Delfino property, the residential unit cap from residential subdivision would need to be raised to
8 305 units (281 units for the Proposed Project and 24 units for the Delfino property). The residential
9 unit cap was adopted in part to reduce environmental impacts such as those related to water supply
10 and traffic, as well as open space preservation. While the Proposed Project would not result in
11 significant impacts to water supply or open space preservation (the project would actually increase
12 open space open to the public), the project would result in certain significant and unavoidable traffic
13 impacts inside and outside Carmel Valley. Thus, the project's inconsistency with CVMP Policy 1.6
14 would result in significant secondary environmental impacts and this is considered a significant land
15 use impact. Although the CVMP could be amended to rectify the policy inconsistency, as discussed in
16 Chapter 3.7, *Transportation and Traffic*, there is no feasible mitigation to eliminate all of the
17 significant traffic impacts and this impact is therefore significant and unavoidable with mitigation.

18 **Rural Character and Open Space**—The Project would cluster housing at densities not typical of
19 rural residential development, however, by clustering development, the Project is able to provide 39
20 acres of dedicated open space, most of which is adjacent to the Carmel River. Approximately 31
21 acres of this open space would be a publicly accessible habitat preserve which would be more
22 consistent with rural character than the existing golf course.

23 **Affordable Housing**—The 2013 CVMP also encourages the development of Affordable Housing to
24 help meet the regional demand. Because of the high cost of housing in the Carmel Valley, Affordable
25 Housing cannot be developed at low densities typical of rural residential development. By clustering
26 development away from the Carmel River and out of the line of site of Carmel Valley Road, the
27 Proposed Project achieves a compromise between the 2013 CVMP policies of maintaining rural
28 character and providing Affordable Housing by providing 140 units of Workforce and Affordable
29 Housing in addition to 39 acres of open space. The Proposed Project would thus provide 50%
30 Affordable/Workforce Housing, which would be consistent with the 2013 CVMP Policy CV-1.27 for
31 the Special Treatment Area: Rancho Village Cañada.

32 **Hydrology and Water Quality**—Project impacts related to flooding and water quality are
33 presented in Chapter 3.2, *Hydrology and Water Quality*. The Project would not increase flooding in
34 upstream or downstream areas and the proposed residential area would be elevated out of the 100-
35 year flood plain. Stormwater runoff controls are included in the Project and mitigation has been
36 identified to address both construction and operational water quality concerns related to runoff.

37 **Traffic**—Pursuant to the 2013 CVMP Policy CV-2.17, an EIR has been prepared for the proposed
38 project, in part because the Proposed Project would result or contribute to traffic congestion on
39 Carmel Valley Road in excess of the standards described in the 2013 CVMP. As described in this
40 Recirculated Draft EIR, many of the traffic impacts of this Project can be mitigated through direct
41 Project mitigation measures and through payment of the appropriate traffic impact fees for impacts
42 on Carmel Valley Road and to regional highways but some of the project's traffic impacts would be
43 significant and unavoidable where there are no plans to improve regional roadways (i.e., SR 1 in
44 Carmel). Policy CV-2.17 requires that a project be conditioned to provide traffic improvements that

1 would bring the affected roadways up to the policy standards or an EIR be prepared. Since there is
 2 not feasible mitigation to improve certain roadway conditions to meet the policy standards, feasible
 3 mitigation has been considered and an EIR has been prepared, the project would be consistent with
 4 the requirements of Policy CV-2.17.

5 **Water Supply**—The Monterey Peninsula Water Management District (MPWMD) allocates water to
 6 its various member agencies, which includes a portion of the County. Presently, Cal-Am does not
 7 have any water available for new development, which limits new development dependent on Cal-
 8 Am, including development on existing vacant lots of record. As a result, until a long-term solution is
 9 established, no new development dependent on Cal-Am for water may occur unless an alternative
 10 means of supply or entitlement is established for a specific project. The Proposed Project would
 11 provide its own supply of water through existing wells or new wells on-site, and is anticipated to
 12 result in an overall savings in water use consistent with Ordinance 3310 (see Chapter 3.10, *Public*
 13 *Services, Utilities, and Recreation*).

14 **Carmel River**—The Project would restore approximately 15 acres of riparian habitat adjacent to
 15 the Carmel River that would enhance the function of the river as a riparian migration corridor. In
 16 addition, the project would lower well withdrawals from the Carmel Valley aquifer, thus benefiting
 17 Carmel River flows. The Project’s potential impacts related to hydrology and water quality (see
 18 Chapter 3.2, *Hydrology and Water Quality*) and biological resources (see Chapter 3.3, *Biological*
 19 *Resources*) can be mitigated to a *less-than-significant* level.

20 **Conclusion**—The Proposed Project would be consistent with the allowable residential use in the
 21 Rancho Canada Special Treatment Area and consistent with many of the intentions and purposes in
 22 both the 2010 General Plan and the 2013 CVMP. The Project would not, however, be consistent with
 23 the residential subdivision limit in CVMP Policy CV-1.6. The additional project-related residential
 24 units above the limit would contribute to traffic congestion along Carmel Valley Road and other
 25 roadway segments above the level of service standards in the 2013 CVMP. Feasible mitigation is not
 26 available to reduce all traffic impacts to a less than significant level. Thus, this policy inconsistency
 27 would result in a *significant and unavoidable* environmental impact.

28 **130-Unit Alternative**

29 Please see **Appendix D** for an analysis of the consistency of the 130-Unit Alternative with regard to
 30 the 2013 CVMP land use policies. As discussed above for the Proposed Project, the 2013 CVMP
 31 includes numerous policies that address development issues such as land use, residential buildout,
 32 retaining the rural character of the region and providing open space, providing Affordable Housing,
 33 hydrology and water quality, traffic and water constraints, and protection of the Carmel River. These
 34 key issues are discussed below. The other sections of this Recirculated Draft EIR also discuss Project
 35 development issues related to other subject areas covered by 2013 CVMP policies such as geology,
 36 soils, and seismicity, aesthetics, and public services and utilities.

37 **Land Use**—The 130-Unit Alternative would be inconsistent with 2013 CVMP Policy CV-1.27 in
 38 regards to the minimum 50% affordable/workforce housing requirement for the Special Treatment
 39 area. The environmental effects of the inconsistency with the 50% housing requirement are difficult
 40 to identify specifically. Since affordable housing is limited in general in Carmel Valley, it is probable
 41 that less construction of affordable housing within the Rancho Canada Special Treatment Area
 42 would result in greater pressure to provide such housing elsewhere in the County. Within Carmel
 43 Valley and on the Monterey Peninsula in general, opportunities for affordable housing are limited by
 44 a relatively high premium on land values, limited areas zoned for higher densities, and the

1 limitations in water supply availability. Based on these conditions, affordable housing demand is
2 more likely to be met outside the Monterey Peninsula than inside the Peninsula, especially
3 considering water supply conditions at present. Thus, the lesser amount of affordable/workforce
4 housing could result in longer commutes to work for Carmel Valley and Monterey Peninsula
5 employees from outside of Carmel Valley and the Monterey Peninsula, which could result in
6 worsened regional traffic conditions (as well as Carmel Valley Road conditions). However, it is
7 difficult to speculate where the affordable housing demand would specifically be met, and thus to
8 identify the specific impacts of developing affordable housing elsewhere and the specific impacts on
9 traffic conditions in particular. The inconsistency with the 50% affordable/workforce housing
10 requirement could be resolved by requiring the project to be altered to be consistent with the policy
11 requirements. However, the Applicant has identified that, while the 130-unit Alternative would
12 comply with the County's 20% affordable housing requirement, increased amounts of
13 affordable/workforce housing is not financially feasible for the 130-unit Alternative given the lesser
14 amount of market-rate units than the Proposed Project. Given that the 130-unit Alternative would
15 result in certain significant and unavoidable traffic impacts, even with mitigation, and the
16 inconsistency with the 50% affordable/workforce housing requirement for the Special Treatment
17 Area would contribute to those traffic impacts, this is considered a *significant and unavoidable*
18 impact.

19 Regarding environmental constraints regarding water supply, traffic and flooding, these are
20 analyzed in this EIR. Water supply is adequate to serve the project and the project would elevate the
21 new residential areas above the 100-year flood level without resulting in upstream or downstream
22 flooding (with mitigation identified in Chapter 3.2, *Hydrology and Water Quality*. Regarding traffic, as
23 described in Chapter 3.7, *Transportation and Traffic*, even with mitigation, some of the projects'
24 direct or cumulative traffic impacts would be significant and unavoidable and thus the project has
25 addressed traffic impacts to the extent feasible.

26 The 130-unit Alternative would be subject to development standards cited in Table 2-4 (Project
27 Description) and for MDR Zoning District (except for Lot 130, LDR Zoning District). All lots (as well
28 as all of Carmel Valley) are subject to Design Approval (DA) and Site (S) approval due to D and S
29 overlay districts.

30 The 2013 CVMP and 2010 General Plan land use designation for the site is Public/Quasi-Public
31 (P/QP), which does not allow for residential subdivision. However, as noted above, 2013 CVMP
32 Policy CV-1.27 allows for residential use in the Special Treatment Area. Although an amendment to
33 the 2013 CVMP land use diagram, allowable acreages within the Special Treatment Area, and
34 rezoning to a residential zoning district under Title 21 would be required through a General Plan
35 Amendment, this is not considered a fundamental inconsistency with existing land use plans due to
36 the provision in 2013 CVMP Policy CV-1.27.

37 **Residential Buildout**—The 130-Unit Alternative would not increase the number of residential
38 units allowed under the 2013 CVMP quota for new units from residential subdivision. The 2013
39 CVMP establishes a quota of 190 new residential units in the plan area from subdivision. Since the
40 quota was established, no new residential units subject to the quota have been approved or built. If
41 this alternative is approved, the 130 residential units would be deducted from the 190 unit total,
42 leaving 60 units for new subdivisions (including 24 units reserved for the Delfino property). The
43 transfer of 60 AF for other development, while it would make other development more likely, would
44 not result in more units than allowed in the 2013 CVMP because the County will retain its authority

1 to not approve more subdivision units than allowed in the CVMP. Approval of the alternative would
2 thus not result in exceedance of the residential unit quota.

3 **Rural Character and Open Space**—Although less dense than the Proposed Project, the 130-Unit
4 Alternative would cluster housing at densities not typical of rural residential development; however,
5 by clustering development, the project alternative is able to provide 53 acres of dedicated open
6 space, most of which is adjacent to the Carmel River. Approximately 39 acres of this open space
7 would be a publicly accessible habitat preserve which would be more consistent with rural
8 character than the existing golf course.

9 **Affordable Housing**—The 2013 CVMP also encourages the development of Affordable Housing to
10 help meet the regional demand. Because of the high cost of housing in the Carmel Valley, Affordable
11 Housing cannot be developed at low densities typical of rural residential development. By clustering
12 development away from the Carmel River and out of the line of site of Carmel Valley Road, the 130-
13 Unit Alternative achieves a compromise between the 2013 CVMP policies of maintaining rural
14 character and providing Affordable Housing by providing 25 units of Workforce and Affordable
15 Housing. However, as noted above, the 130-unit Alternative would not be consistent with the 50%
16 affordable/workforce housing requirement.

17 **Hydrology and Water Quality**—The 130-Unit Alternative impacts related to flooding and water
18 quality are presented in Chapter 3.2, *Hydrology and Water Quality*. The 130-Unit Alternative would
19 not increase flooding in upstream or downstream areas and the proposed residential area would be
20 elevated out of the 100-year flood plain. Stormwater runoff controls are included in the 130-Unit
21 Alternative and mitigation has been identified to address both construction and operational water
22 quality concerns related to runoff.

23 **Traffic**—As described in this Recirculated Draft EIR, some of the traffic impacts of this 130-Unit
24 Alternative can be mitigated through direct Project mitigation measures and through payment of the
25 appropriate traffic impact fees for impacts on Carmel Valley Road and to regional highways but
26 some of the project's traffic impacts would be significant and unavoidable where there are no plans
27 to improve regional roadways.

28 **Water Supply**—Similar to the Proposed Project, the 130-Unit Alternative would provide its own
29 supply of water through existing wells or rehabilitated well(s) onsite. A pipeline from the existing or
30 new well to the nearby Cal-Am water distribution system would be constructed. The water use
31 proposed under this alternative would require approval from the State Water Resources Control
32 Board and Monterey Peninsula Water Management District. The 130-Unit Alternative is anticipated
33 to result in an overall savings in water use consistent with Ordinance 3310 (see Chapter 3.10, *Public
34 Services, Utilities, and Recreation*).

35 **Carmel River**—The 130-Unit Alternative would compensate for impacts on riparian habitat
36 adjacent to the Carmel River that would enhance the function of the river as a riparian migration
37 corridor. In addition, the 130-Unit Alternative would lower well withdrawals from the Carmel Valley
38 aquifer, thus benefiting Carmel River flows. The potential impacts of the 130-Unit Alternative
39 (including Lot 130) related to hydrology and water quality (see Chapter 3.2, *Hydrology and Water
40 Quality*) and biological resources (see Chapter 3.3, *Biological Resources*) can be mitigated to a *less-
41 than-significant* level.

42 **Conclusion**—The 130-unit Alternative would be consistent with the allowable residential use in the
43 Rancho Canada Special Treatment Area and consistent with many of the intentions and purposes in

1 both the 2010 General Plan and the 2013 CVMP. However, the project would not be consistent with
2 the 50% affordable/workforce housing requirement in CV-1.27. The inconsistency with the 50%
3 affordable/workforce housing requirement would result in longer employee commutes to Carmel
4 Valley and the Monterey Peninsula and would contribute to traffic congestion along Carmel Valley
5 Road and other roadway segments above the level of service standards in the 2013 CVMP. Some of
6 the Alternative's traffic impacts cannot be mitigated to a less than significant level. Therefore, the
7 Alternative's policy inconsistency would result in a *significant and unavoidable* environmental
8 impact.

9 **Impact LU-3: Conflicts with Habitat Conservation Plans (no impact)**

10 **Proposed Project**

11 The project site is not located within a habitat conservation plan or natural community conservation
12 plan area. Therefore, there would not be a potential conflict with such conservation plans and there
13 would be *no impact*. No mitigation is required.

14 **130-Unit Alternative**

15 Similar to the Proposed Project, the 130-Unit Alternative, including Lot 130, is not located within a
16 habitat conservation plan or natural community conservation plan area. Therefore, there would not
17 be a potential conflict with such conservation plans and there would be *no impact*. No mitigation is
18 required.

19 **C. Division of an Established Community**

20 **Impact LU-4: Physically Divide a Community (less than significant)**

21 **Proposed Project**

22 The Proposed Project would result in development of an existing golf course into a residential
23 subdivision and creation of parks and a habitat preserve. The project site is bounded on the north by
24 a school and a church, on the east by a golf course, on the south by the Carmel River, and on the west
25 by existing private and commercial residential uses. At present, there is no direct access through the
26 site. The project would include a public trail that, in the future, would make regional trail
27 connections that would facilitate access. The Project would not affect access to any of the
28 surrounding land uses. Therefore, the Project would not physically divide a community. This impact
29 would be *less than significant*. No mitigation is required.

30 **130-Unit Alternative**

31 Similar to the Proposed Project, the 130-Unit Alternative would result in development of an existing
32 golf course into a residential subdivision and creation of parks and a habitat preserve. The western
33 area of the 130-Unit Alternative is bounded on the north by the CMS and a church, on the east by a
34 golf course, on the south by the Carmel River, and on the west by existing private and commercial
35 residential uses. Lot 130 is bound to the north by Carmel Valley Road, to the east by single-family
36 residences, and to the south and west by the remaining golf course. At present, there is no direct
37 access through the site. The 130-Unit Alternative would provide emergency and pedestrian access
38 through Rio Road west. Access to residential units, including Lot 130, would be via Carmel Valley
39 Road. The Project would include a public trail that would make regional trail connections across the

1 existing golf cart bridge over Carmel River to Palo Corona Regional Park. Because the 130-Unit
2 Alternative would not affect access to any of the surrounding land uses, this alternative would not
3 physically divide an existing community. Therefore, the impact would be *less than significant*. No
4 mitigation is required.