

SECTION 6 ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the State CEQA Guidelines, as amended, mandates that an EIR include a comparative evaluation of the proposed September Ranch Subdivision project with the alternatives to the project, including a No Project Alternative. This section focuses on alternatives, as identified in Section 15126(d)(2) of the State CEQA Guidelines, to the September Ranch Subdivision project that are capable of avoiding or substantially lessening any significant adverse impacts associated with the proposed project—even if these alternatives would to some degree impede attainment of project objectives or be more costly. The alternatives may result in new impacts that would not result from the proposed project. CEQA requires that this analysis explain why the alternatives and related mitigation measures would not be preferable to the proposed project.

Case law suggests that discussion of alternatives need not be exhaustive, and that alternatives be subject to reasonable construction. CEQA Guidelines Section 15126(d)(3) states that impacts of the alternatives may be discussed “in less detail than the significant effects of the project as proposed.”

The 1998 FEIR discussed four alternatives: the No Project Alternative; Buildout Under the General Plan Alternative¹; Clustered Site Plan (Reduced Density Alternative); and an Additional Reduced Density (without the Planned Unit Development) Alternative. Similar to the 1998 FEIR, this Draft REIR evaluates four alternatives:

- No Project/No Development Alternative
- Reduced Density - Planning Commission Recommendation Alternative
- Reduced Forest Impact with High Inclusionary Housing Alternative
- Reduced Forest Impact with Twenty Percent Inclusionary Housing Alternative

In addition, this Draft REIR examines three inclusionary housing alternatives:

- Reconfigured 94/15 Alternative
- 82/27 Alternative
- 73/22 Alternative

While the alternatives in this Draft REIR are refined to be consistent with the CEQA Guidelines that alternatives not only be feasible but also reduce one or more significant impacts, the foundation of these alternatives is derived from the alternatives examined in the 1998 FEIR. Specifically, as required by CEQA, both documents examined a No Project Alternative, and both documents examined different variations of reduced density scenarios as well as development scenarios that considered a reduction in lot sizes in an effort to reduce biological resources impacts.

As in the 1998 FEIR, an Environmentally Superior Alternative will be selected from among the four alternatives evaluated in this Draft REIR. An alternative that is environmentally superior will result

¹ To be consistent with CEQA’s guidelines for evaluating alternatives, this alternative assumed only 117 of the allowable 208 units would be developed and that the lot sizes would be reduced.

in the fewest or least significant environmental impacts and will achieve the project objectives of the planning effort.

As stated in Section 3, Project Description, of this Draft REIR, the project objective is to provide market rate and low- and moderate-income housing in accordance with the existing County ordinances and the Carmel Valley Master Plan (CVMP).

The analysis of the alternatives assumes that all applicable mitigation measures associated with the project will be implemented with the appropriate alternatives. However, applicable mitigation measures may be scaled to reduce or avoid a potential impact of the alternative under consideration and may not precisely match those identified for the September Ranch Subdivision project. While specific phasing of the plan alternatives has not been developed, with the exception of the No Project/No Development Alternative, all the alternatives would be similarly phased. As with the proposed project, the phasing concept for the alternatives is to develop the property up to four units at a time, developing the southeast portion of the project first, followed by the northeast, southwest, and northwest. Moreover, as with the September Ranch Subdivision project all of the alternatives would result in development of slopes equal to or less than 30 percent, with the exception of the No Project/No Development Alternative. However, no alternative would result in creation of additional slopes beyond those identified for the proposed project.

6.1 No Project/No Development Alternative

Under the No Project/No Development Alternative (No Project Alternative), the entire project site would remain unchanged and no new development would occur onsite. In general, the September Ranch Subdivision project area would continue to exist as open space and equestrian center use.

6.1.1 Impact Evaluation

Land Use and Planning

The No Project Alternative is consistent with the policies of the CVMP and other related planning programs. As identified in Section 4.1, Land Use and Planning, of this Draft REIR, no significant land use incompatibility and related planning or policy impacts are anticipated to occur with implementation of the proposed September Ranch Subdivision project. Continuation of these existing onsite uses, under this alternative, would not result in any land use and planning impacts. Therefore, this alternative would result in less land use and planning impacts in comparison to the September Ranch Subdivision project.

Geology and Soils

The project site is subject to earthquakes and seismic ground shaking. In addition, the project site may be subject to secondary seismic effects, such as landslides. The No Project Alternative would not result in the development of new structures within a seismically active area, which is susceptible to secondary seismic effects. Therefore, no impacts would occur under this alternative. As identified in Section 4.2, Geology and Soils, of this Draft REIR, with incorporation of the recommended mitigation measures, the September Ranch Subdivision project is considered to have less than significant geology and soil impacts. However, since the No Project Alternative would not result in the development of any new buildings and therefore, have fewer residents located within a seismic

hazard area, this alternative is considered to have less geology and soil impacts in relation to the September Ranch Subdivision project.

Water Supply and Availability

Under the No Project Alternative, water usage at the site would continue 110 acre-feet per year (AFY). The proposed project would result in a usage of 57.21 AFY. As noted in Section 4.3, Water Supply and Availability of this Draft REIR, the September Ranch Subdivision project will not result in a water demand that will exceed the availability of the September Ranch Aquifer (SRA) or impact other users of the SRA or result in a demand that will impact the Carmel Valley Aquifer (CVA). Since under current conditions, there is a usage of 99 AFY at the project site, the No Project Alternative results in a greater demand for water supply. Therefore, this alternative is considered to have greater water supply and availability impacts in relation to the September Ranch Subdivision project.

Hydrology and Water Quality

In the short-term, the No Project Alternative would not result in earth moving activities that may result in increased erosion and sedimentation or accidental spills or releases of construction-related materials. In the long-term, the No Project Alternative would also not result in an increase in impervious surfaces and stormwater runoff and velocities in the project area. As identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR, the hydrology and water quality impacts of the September Ranch Subdivision project will be mitigated to levels considered less than significant. However, since the No Project Alternative would not result in altering the drainage and water quality characteristics of the site, this alternative is considered to have less hydrology and water quality impacts in relation to the proposed project.

Wastewater Treatment and Disposal

The September Ranch Subdivision project will result in an increased generation of wastewater at the project site. Wastewater flows generated by the project will have to be handled by the Carmel Area Wastewater District (CAWD). As identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, with incorporation of mitigation measures, the September Ranch Subdivision project will have less than significant wastewater treatment and disposal impacts. Moreover, with the connection to the CAWD system, there is the opportunity for environmental benefits through the release of tertiary treated water to augment freshwater flows in the Carmel Valley Lagoon. However, the No Project Alternative would not result in the generation of wastewater and is thus considered to have less wastewater treatment and disposal impacts in relation to the proposed project.

Transportation and Circulation

The No Project Alternative would not contribute to generation of any additional traffic within the proposed project area or result in construction-related vehicle trips. As identified in Section 4.6, Transportation and Circulation, of this Draft REIR, the September Ranch Subdivision project will not result in any significant traffic impacts, with the incorporation of the recommended mitigation measures. However, since the No Project Alternative would not result in any additional traffic generation, this alternative is considered to have less transportation and circulation impacts in relation to the September Ranch Subdivision project.

Air Quality

No new short-term construction or long-term operational air quality emissions would occur as a result of the No Project Alternative. As identified in Section 4.7, Air Quality, of this Draft REIR, the September Ranch Subdivision project is not considered to result in any significant air quality impacts with the implementation of the recommended mitigation measures. However, since this alternative would not result in development that would create increased air emissions, the No Project Alternative is considered to have less air quality impacts in relation to the proposed project.

Noise

The No Project Alternative would not result in any of the short-term construction or long-term operational phase noise impacts associated with the September Ranch Subdivision project. As identified in Section 4.8, Noise, of this Draft REIR, the September Ranch Subdivision project's noise impacts can be mitigated to a level considered less than significant. However, since this alternative would not result in development that would create increased traffic-related or other noise sources, the No Project Alternative is considered to have less noise impacts in relation to the proposed project.

Biological Resources

Unlike the proposed project, the No Project Alternative would not result in impacting 71.37 acres of Monterey pine/live coast oak forest, coast scrub, or grassland. As identified in Section 4.9, Biological Resources, of this Draft REIR, the September Ranch Subdivision project's biological resources impacts can be mitigated to less than significant. Additionally, the proposed project will retain approximately 793 acres as open space. However, since this alternative would result in no impacts to biological resources, the No Project Alternative is considered to have less biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located within the project site. However, project implementation will involve earth moving activities, during which unknown cultural resources may be uncovered and disturbed. As identified in Section 4.10, Cultural Resources, of this Draft REIR, the September Ranch Subdivision project's potential cultural resources impacts can be mitigated to levels considered less than significant. However, the No Project Alternative would result in no earth moving activities and therefore, this alternative is considered to have less cultural resources impacts in relation to the September Ranch Subdivision project.

Aesthetics

Implementation of the No Project Alternative would result in no new development. Therefore, no alteration of the existing visual and aesthetic character of the site or project area would occur. The project site would continue to support open space and equestrian facility land uses under the No Project Alternative. As identified in Section 4.11, Aesthetics, of this Draft REIR, the September Ranch Subdivision project is not considered to have significant aesthetic impacts. However, as implementation of the proposed project is not considered to result in significant aesthetic impacts, it will result in alteration of views, and introduce new sources of light and glare into the project area.

Therefore, the No Project Alternative is considered to have less aesthetic impacts in relation to the September Ranch Subdivision project.

Population, Housing, and Employment

The proposed project will result in the construction of 94 market rate units and 15 units of inclusionary housing. Project implementation will be in accordance with the CVMP's lot allocation system. As identified in Section 4.12, Population, Housing and Employment, of this Draft REIR, the September Ranch Subdivision project will not result in any significant population, housing, and employment impacts. Under the No Project Alternative, no development would occur, which would result in an even greater shortage of suitable housing for low- to moderate-income persons, since this alternative would not result in the construction of the 15 inclusionary housing units. Moreover, this alternative would not provide short-term employment during construction activities. Therefore, the September Ranch Subdivision project is considered to have less population, housing, and employment impacts in relation to the No Project Alternative.

Public Services and Utilities

The No Project Alternative would not require the extension and/or upgrades of utilities to the site. Moreover, the No Project Alternative would not result in generating a greater demand for public services and utilities. As noted in Section 4.13, Public Services and Utilities, of this Draft REIR, with implementation of mitigation measures, the September Ranch Subdivision project is considered to have less than significant public services and utilities impacts. However, the No Project Alternative would not result in an increase in demand for these utilities or services. Therefore, the No Project Alternative is considered to have less public services and utilities impacts in relation to the September Ranch Subdivision project.

6.1.2 Conclusions

The No Project Alternative would result in fewer land use and planning, geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, biological resources, cultural resources, aesthetics, and public services and utility impacts when compared to the September Ranch Subdivision project. However, this alternative would have greater population, housing, and employment impacts. Under the No Project Alternative, the site would remain in its present state primarily supporting open space with limited use for livestock grazing and open trail riding. The equestrian center facility would also remain under this alternative. This alternative would not meet the project's objective of providing market rate and low- and moderate-income housing.

6.2 Reduced Density - Planning Commission Recommendation Alternative

As part of the previous approval process for the 1998 Final EIR, the Monterey County Planning Commission recommended a reduced density alternative for the September Ranch Subdivision project. This Reduced Density - Planning Commission Recommendation Alternative (Planning Commission Recommendation Alternative) identified the development of 49 market rate lots and 8 inclusionary lots, for a total of 57 units distributed over 36.01 acres (see Exhibit 6-1). Under this Alternative, the equestrian facilities would remain on the 20.2-acre lot, on which it is currently

located. This alternative would result in a reduction of 8,000 cubic yards of grading, for a total of 92,000 cubic yards of grading in comparison to the 100,000 cubic yards of grading proposed under the project.

6.2.1 Impact Analysis

Land Use and Planning

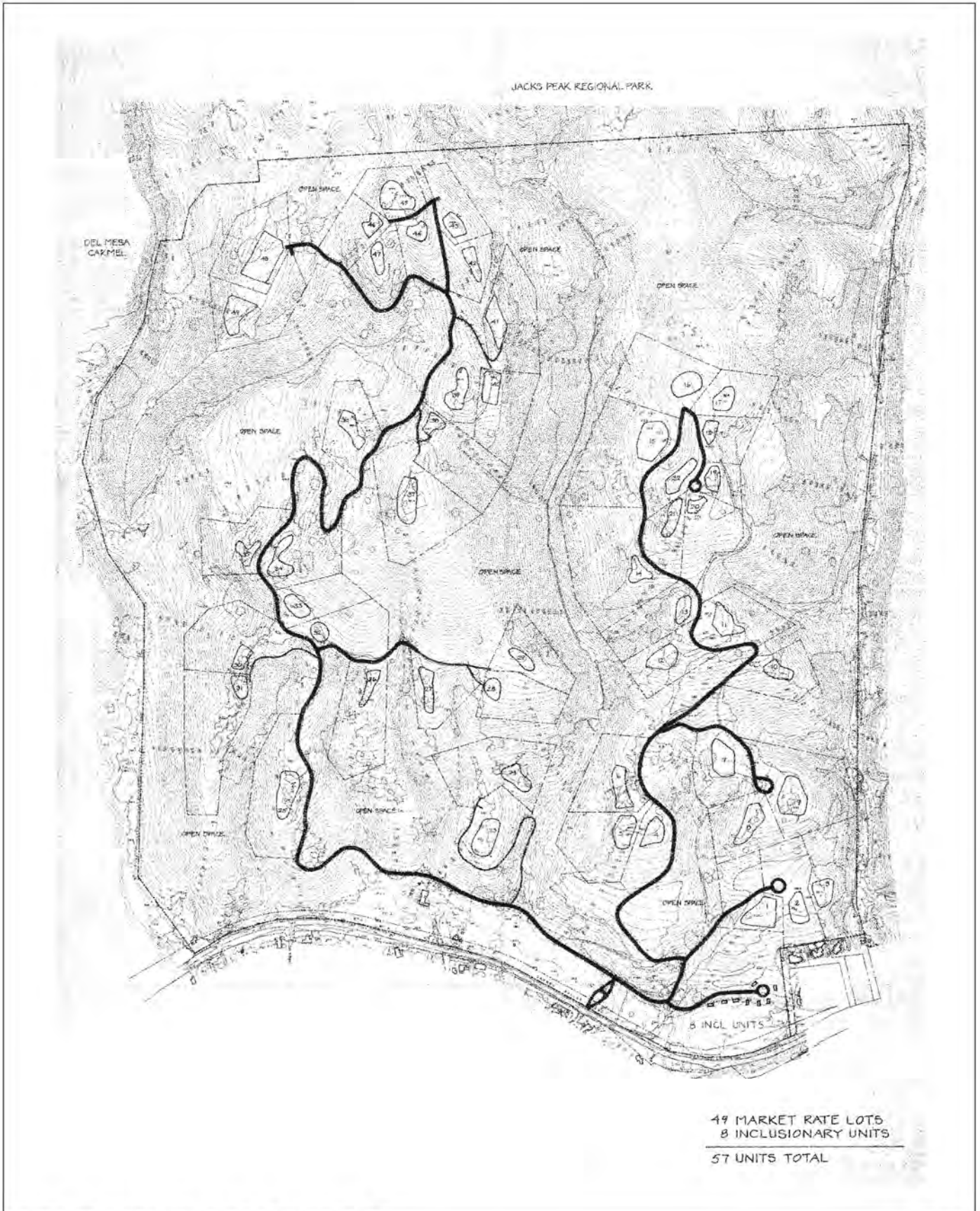
Similar to the September Ranch Subdivision project, implementation of the Planning Commission Recommendation Alternative would result in intensification of land uses on the project site itself and within the project area. Like the proposed project, this alternative would be subject to the allocation and subdivision evaluation system and the County's Inclusionary Housing Ordinance. The reduction in development intensity assumed for this alternative would result in relatively the same land use compatibility impacts to onsite and surrounding land uses, but on a slightly lesser scale. Additionally, the reduction in development intensity would lead to the same conclusions with respect to consistency with the County's General Plan and other related planning programs, including the County's Inclusionary Housing Ordinance. Overall, this alternative would result in similar land use and planning impacts as that of the September Ranch Subdivision project.

Geology and Soils

The project site is subject to earthquakes and seismic ground shaking. In addition, the project site may be subject to secondary seismic effects, such as landslides. In comparison to the September Ranch Subdivision project, the Planning Commission Recommendation Alternative would result in decreasing development in a seismically active area, which is susceptible to secondary seismic effects. As with the proposed project, this alternative would be subject to the Uniform Building Code (UBC). As identified in Section 4.2, Geology and Soils, of this Draft REIR, with incorporation of the recommended mitigation measures, the proposed project is considered to have less than significant geology and soil impacts. However, since the Planning Commission Recommendation Alternative results in less residential structures and, thus, fewer residents located within a seismic hazard area, this alternative is considered to have less geology and soil impacts in relation to the proposed project.

Water Supply and Availability

The September Ranch Subdivision project is projected to utilize 57.21 AFY of water. The Planning Commission Alternative would result in an incremental decrease in water usage proportionate to the decrease in development associated with this alternative. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, there is sufficient water supply to serve the proposed project without affecting the availability of water to other users within the SRA system or impacting the CVA. However, since the Planning Commission Alternative would result in less water demand, this alternative is considered to have less water supply and availability impacts in relation to the proposed project.



Source: Shaw Architecture Planning, Inc., February 2004.



Michael Brandman Associates

Exhibit 6-1
Planning Commission
Recommendation Alternative Map

Hydrology and Water Quality

The Planning Commission Recommendation Alternative would result in an incremental decrease in hydrology and water quality impacts. More specifically, in the short-term construction and long-term operation, this alternative will require less earth moving activities; thereby, resulting in less erosion and less impervious surfaces reducing the amount of stormwater runoff and velocities in the project area, respectively. However, as with the September Ranch Subdivision project, this alternative would still be required to implement the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR, to reduce hydrology and water quality impacts to less than significant levels. Since the Planning Commission Recommendation Alternative would result in and incrementally decrease short-term construction-related activities and onsite impervious surfaces, this alternative is considered to have less hydrology and water quality impacts in relation to the September Ranch Subdivision project.

Wastewater Treatment and Disposal

Similar to the September Ranch Subdivision project, the Planning Commission Recommendation Alternative will generate wastewater flows that will be handled by the CAWD. In comparison to the September Ranch project, the Planning Commission Recommendation Alternative would result in an incremental decrease in generation of wastewater proportionate to the decrease in development. As identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, all project-related wastewater treatment and disposal impacts will be reduced to levels considered less than significant. However, since the Planning Commission Recommendation Alternative will result in generating less wastewater, this alternative is considered to have less wastewater and treatment impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

Presently, four intersections within the project area operate an unacceptable LOS: Highway 1/Ocean Avenue/Carmel Hills Drive; Carmel Valley Road/Brookdale Drive; Carmel Valley Road/Dorris Drive; and Carmel Valley Road/Laureles Grade Road. The September Ranch project is anticipated to result in approximately 1,053 daily vehicle trips, 83 of which will occur during the AM peak hour and 111 of which will occur during the PM peak hour. Vehicle trips will be reduced incrementally with the decrease in residential units under this alternative. However, this alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. Since the Planning Commission Recommendation Alternative would result in adding less vehicle trips to project area roadways, this alternative is considered to have less transportation and circulation impacts in relation to the September Ranch Subdivision project.

Air Quality

Air quality impacts are primarily a result of vehicle emissions. Therefore, these impacts occur during short-term construction activities and long-term operation of the project. In the short-term, construction activities, such as earthmoving, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth will generate exhaust emissions and fugitive particulate matter that will affect air quality. The Planning Commission Recommendation Alternative would have similar short-term air quality impacts as the September Ranch Subdivision project and,

therefore, would be subject to the mitigation measures outlined in Section 4.7, Air Quality, of this Draft REIR. Similar to the proposed project, implementation of these mitigation measures would reduce short-term air quality impacts to less than significant levels. In the long-term, this alternative would result in a reduction in vehicle trips resulting in a reduction in air quality emissions. Similar to the September Ranch Subdivision project, this alternative would not result in significant long-term air quality impacts. Although the air quality impacts associated with the proposed project can be mitigated to less than significant levels, the Planning Commission Recommendation Alternative would result in fewer vehicle trips and therefore it is considered to have less air quality impacts in relation to the September Ranch Subdivision project.

Noise

Similar to air quality impacts, noise impacts are primarily associated with vehicle trips and occur in both the short-term and the long-term. Short-term noise impacts are associated with earthmoving activities and construction equipment. The Planning Commission Recommendation Alternative would result in similar short-term noise impacts as the September Ranch Subdivision project and would be subject to mitigation measures outlined in Section 4.8, Noise, of this Draft REIR. These measures would reduce short-term noise impacts to less than significant levels. As previously discussed, the Planning Commission Recommendation Alternative would result in generating less long-term vehicle trips than the proposed project. However, similar to the September Ranch Subdivision project, it is likely that, under the Planning Commission Recommendation Alternative, the inclusionary housing units would experience residential noise impacts associated with traffic along Carmel Valley Road. Implementation of the mitigation measures, as outlined in Section 4.8, Noise, of this Draft REIR, would reduce these impacts less than significant levels. Overall, all project-related noise impacts would be mitigated to less than significant levels. However, since the Planning Commission Recommendation Alternative would result in fewer vehicle trips and fewer sources of noise generation, this alternative is considered to have less noise impacts in relation to the proposed project.

Biological Resources

The proposed project will result in impacting 71.37 acres of Monterey pine/coast live oak forest, coastal scrub, and grassland. The Planning Commission Recommendation Alternative would result in an incremental decrease in the amount of acreage impacted in relation to the reduction in development. In January 2004, Staub Forester and Environmental Consultant reviewed the development plan for the Planning Commission Recommendation Alternative and determined that 1,145 Monterey pines and 502 coast live oak will be removed as a result of this alternative. Conversely, it is anticipated that the September Ranch Subdivision project will result in the removal of 2,692 Monterey pines and 890 coast live oak. As identified in Section 4.9, Biological Resources, of this Draft REIR, the proposed project will mitigate on a 1:1 basis for the loss of trees. However, since this alternative would result in removing fewer trees and impacting less acreage resulting in less disturbance to plants and wildlife, it is considered to have less biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located on the project site. However, project implementation will involve earth moving activities, during which previously undiscovered cultural resources may be

uncovered and disturbed. As identified in Section 4.10, Cultural Resources, of this Draft REIR, the September Ranch project's potential cultural resources impacts can be mitigated to levels that are considered less than significant. However, the Planning Commission Recommendation Alternative would result in a reduction in earth moving activities since it will result in less development; therefore, this alternative is considered to have less cultural resources impacts in relation to the proposed project.

Aesthetics

The Planning Commission Recommendation Alternative will have similar aesthetic impacts as those described in Section 4.11, Aesthetics, of this Draft REIR. As noted in Section 4.11, the prominent visual alteration will be the visibility of inclusionary housing units from Carmel Valley Road. Under this alternative, there will be fewer inclusionary housing units; thus, there will be a reduction in visual effects in comparison to the proposed project. However, like the September Ranch Subdivision project, lots under this alternative have been sited to minimize potential viewshed impacts. More specifically, siting of these lots took into consideration both topography and elevations in relation to public vantage points and transportation routes. As with the proposed project, the location of the proposed lots and the clustering of the inclusionary housing, under this alternative, will not result in the development of home sites along the ridgelines, and will not obstruct views of the surrounding mountains, the Carmel River, or other sensitive public viewsheds. Additionally, similar to the September Ranch Subdivision project, the Planning Commission Recommendation Alternative's internal circulation system has been designed to minimize the amount of cut and fill slopes that would be visible from areas within and viewpoints surrounding the project site. The Planning Commission Recommendation Alternative would also result in an incremental decrease in the amount of light intrusion proportionate to the reduction in residential units. Overall, this alternative is considered to have less aesthetic impacts in relation to the proposed project.

Population, Housing, and Employment

The Planning Commission Recommendation Alternative would result in introducing 181 people and 57 residential units into the project area. Conversely, the proposed project will result in introducing 350 people and 109 residential units into the project area. Along with the reduction in overall housing units proposed under the Planning Commission Recommendation Alternative, it should be noted that this alternative would also result in a reduction of inclusionary housing units in comparison to the proposed project. Both the Planning Commission Recommendation and the September Ranch Subdivision project are within the parameters of AMBAG's population forecasts for the project area. As with the proposed project, the Planning Commission Recommendation Alternative would be subject to the CVMP lot allocation system. The average annual rate of allocation within the CVMP area will be limited to 37 lots; however, subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. As with the September Ranch Subdivision project, the inclusionary housing units are exempt from the annual allocation system. As noted in Section 4.12, Population, Housing, and Employment, of the Draft REIR, the proposed project will not have a significant impact upon population, housing, and employment. However, since the proposed project will result in construction of a greater number of inclusionary housing units and would create more short-term construction employment opportunities, the Planning Commission Recommendation Alternative is considered to have greater population, housing, and employment impacts.

Public Services and Utilities

Similar to the September Ranch Subdivision project, implementation of the Planning Commission Recommendation Alternative would require upgrades and extensions of existing facilities and services. However, implementation of this alternative would result in a decrease in the demand for some public services and utilities, such as sheriff and fire services, solid waste, educational, etc., since it will reduce the number of residential units developed onsite. Similar to the proposed project, the Planning Commission Recommendation Alternative would be required to implement the mitigation measures identified in Section 4.13, Public Services and Utilities, of this Draft REIR to reduce the alternative's impacts to less than significant. Since the Planning Commission Recommendation Alternative will result in less development, it is considered to have less public service and utilities impacts than the proposed project.

6.2.2 Conclusions

The Planning Commission Recommendation Alternative would result in an incremental decrease in impacts in relation to geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, biological resources, cultural resources, aesthetics, and public services and utilities. Additionally, this alternative would result in similar land use and planning impacts but greater population, housing and employment impacts. This alternative would not fully meet the project's objective of providing market rate and low- to moderate-income housing.

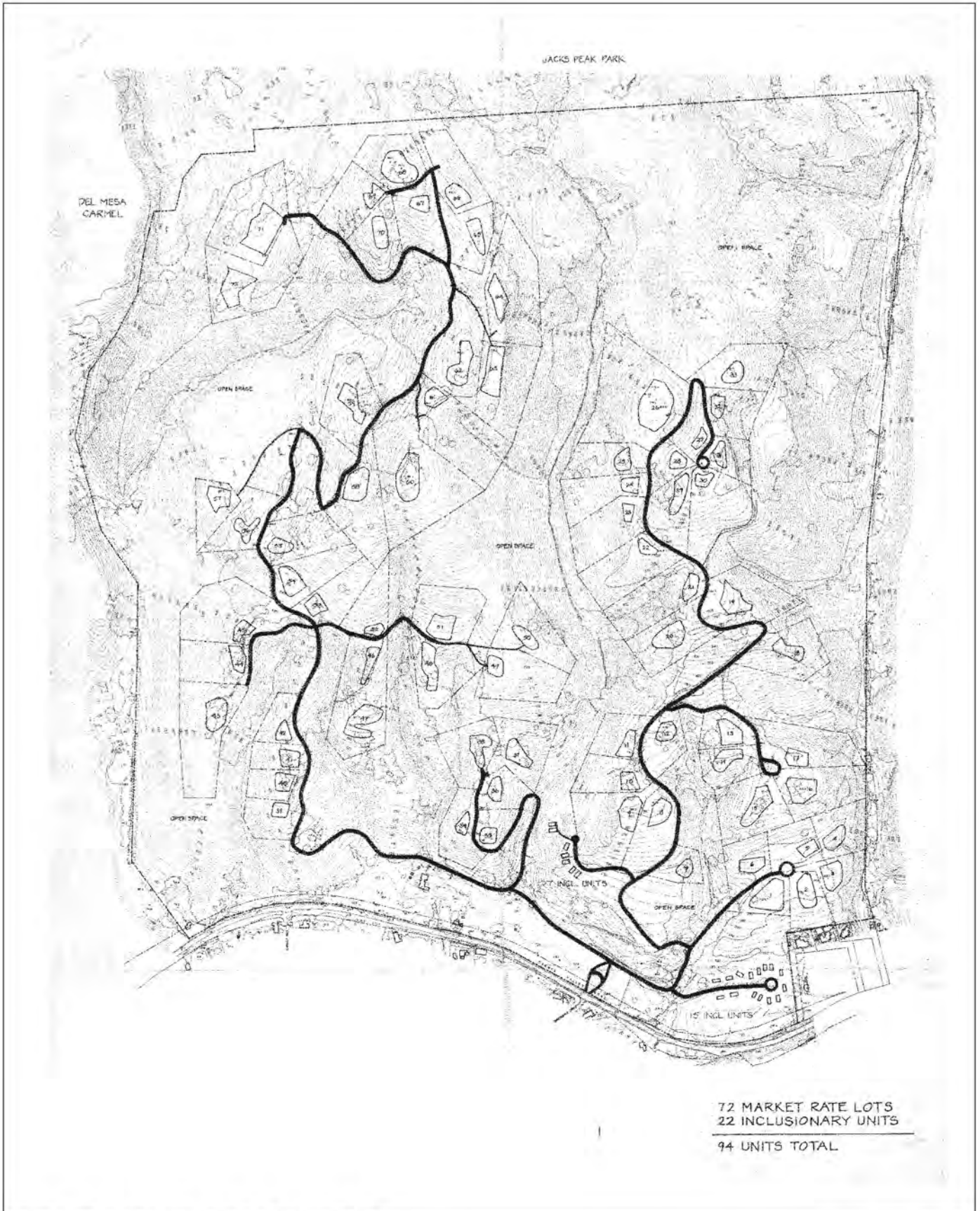
6.3 Reduced Forest Impact With High Inclusionary Housing Alternative

This alternative would result in the development of 72 market rate lots and 22 inclusionary units, for a total of 94 units on approximately 46 acres (see Exhibit 6-2). In comparison to the September Ranch Subdivision project's 100,000 cubic yards of grading, the Reduced Forest Impact with High Inclusionary Housing Alternative (Reduced Forest Impact Alternative) would result in 3,000 less cubic yards of earthwork. The amount of open space would be incrementally increased proportionate to the reduction in development that is proposed under this alternative. Similar to the September Ranch project, this alternative would result in clustering of the inclusionary housing units. Under the Reduced Forest Impact Alternative, a total of 2,227 trees (1,459 pine trees and 768 oak trees) would be removed, in comparison to the 3,582 trees proposed to be removed in association with the proposed project.

6.3.1 Impact Analysis

Land Use and Planning

This alternative would result in a reduction of 22 market rate residential units and an increase of 7 inclusionary housing units, with an overall decrease of 15 residential units. Although a reduction in development intensity is assumed under the Reduced Forest Impact Alternative, this alternative would result in similar land use compatibility impacts to onsite and surrounding land uses, but on a slightly lesser scale. Moreover, due to the similar nature of development, implementation of this alternative would result in the same conclusions with respect to consistency with the County's General Plan and other related planning programs, including the County's Inclusionary Housing Ordinance. Therefore,



Source: Shaw Architecture Planning, Inc., February 2004.



Michael Brandman Associates

Exhibit 6-2 Reduced Forest Impact with High Inclusionary Alternative Map

this alternative would result in similar land uses and planning impacts as that of the September Ranch Subdivision project.

Geology and Soils

As with the proposed project, the Reduced Forest Impact Alternative would be required to adhere to the provisions of the UBC. The geology and soil impacts associated with the implementation of the Reduced Forest Impact Alternative would be incrementally decreased, proportional to the reduction in land disturbance and number of habitable onsite structures. This decrease would result in fewer residents located in seismic hazard areas that are subject to strong ground shaking and other secondary seismic effects. Geology and soils impacts associated with the September Ranch Subdivision project can be mitigated to a level considered less than significant. However, due to the Reduced Forest Impact Alternative's decrease in onsite development, this alternative is considered to have less geology and soils impacts in relation to the proposed project.

Water Supply and Availability

Due to the overall proposed reduction of 15 units, the Reduced Forest Impact Alternative would result in a decrease in water demand when compared to the September Ranch Subdivision project. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, the proposed project will have an adequate supply of water and project implementation will not result in adversely affecting the availability of supply within the SRA system or impact the CVA. The mitigation measures identified in Section 4.3 of this Draft REIR would also be required for this alternative. However, since the Reduced Forest Impact Alternative would result in a decrease in water demand, this alternative is considered to have less water supply and availability impacts in relation to the proposed project.

Hydrology and Water Quality

In comparison to the September Ranch Subdivision project, the Reduced Forest Impact Alternative would result in a reduction of 3,000 cubic yards of grading during construction activities; thereby reducing erosion and sedimentation. The decrease in overall development intensity under this alternative would reduce the amount of impervious surfaces onsite and the amount of stormwater runoff in the project area. As with the proposed project, the Reduced Forest Impact Alternative would be required to implement the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR. However, since the Reduced Forest Impact Alternative would result in less construction and onsite impervious surfaces, this alternative would result in less hydrology and water quality impacts in relation to the proposed project.

Wastewater Treatment and Disposal

Like the September Ranch Subdivision project, the Reduced Forest Impact Alternative will generate wastewater flows that will be handled by CAWD. In comparison to the proposed project, the Reduced Forest Impact Alternative would result in an incremental decrease in generation of wastewater proportionate to the reduction in development. As identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, all project-related wastewater treatment and disposal impacts will be reduced to levels that are considered less than significant. However, since the Reduced Forest Impact Alternative will result in generating less wastewater, this alternative is

considered to have less wastewater and treatment impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

The Reduced Forest Impact Alternative would generate less daily vehicle trips than the September Ranch Subdivision project. As identified in Section 4.6, Transportation and Circulation, of this Draft REIR, all project and cumulative-related transportation and circulation impacts can be reduced to levels that are considered less than significant. This alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. Similar to the proposed project, this alternative would be required to coordinate signal modification associated with installation of the project access road. Since, the Reduced Forest Impact Alternative would result in generating less traffic than the proposed project, this alternative is considered to have less transportation and circulation impacts in relation to the proposed project.

Air Quality

Vehicle emissions are the primary source of air pollutants. Air emissions would be incrementally reduced with the decrease in construction and long-term vehicle trips resulting from implementation of the Reduced Forest Impact Alternative. Air quality impacts associated with the September Ranch Subdivision project can be mitigated to levels that are considered less than significant. However, since the Reduced Forest Impact Alternative would generate less air quality emissions, this alternative is considered to have less air quality impacts in relation to the September Ranch Subdivision project.

Noise

Construction-related noise would be less than the proposed project because of the reduced intensity of development associated with the Reduced Forest Impact Alternative. As identified in Section 4.8, Noise, of this Draft REIR, project-related long-term noise impacts are associated with the location of the inclusionary housing in relation to Carmel Valley Road. While the Reduced Forest Impact Alternative would result in a slight reduction in operational traffic, it is not likely that this decrease is great enough to avoid all noise-related impacts. With the inclusion of the mitigation measures, also identified in Section 4.8 of this Draft REIR, noise impacts associated with this alternative and the proposed project would be reduced to less than significant. However, since the Reduced Forest Impact Alternative results in locating more units within close proximity to Carmel Valley Road, this alternative is considered to have greater noise impacts in relation to the proposed project.

Biological Resources

The Reduced Forest Impact Alternative would result in the removal of 1,459 Monterey pines and 768 coast live oak. In comparison to this alternative, the September Ranch project will result in the removal of 2,692 Monterey pines and 890 coast live oak. As identified in Section 4.9, Biological Resources, of this Draft REIR, all trees will be replaced at a ratio of 1:1. The mitigation measures identified in Section 4.9 of this Draft REIR would be required for the implementation of the Reduced Forest Impact Alternative. However, since the Reduced Forest Impact Alternative would result in removing fewer trees and impacting less acreage, reducing the disturbance to plants and wildlife, this alternative is considered to have less biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located on the project site. However, project implementation will involve earth moving activities, during which previously unknown cultural resources may be uncovered and disturbed. As identified in Section 4.10, Cultural Resources, of this Draft REIR, the September Ranch Subdivision project's potential cultural resources impacts can be mitigated to levels considered less than significant. However, the Reduced Forest Impact Alternative would result in a reduction in earth moving activities since it will result in less development; therefore, the Reduced Forest Impact Alternative is considered to have less cultural resources impacts in relation to the proposed project.

Aesthetics

Implementation of the Reduced Forest Impact Alternative would result in a decrease of the amount of acres developed, in addition to reducing the overall level of intensification onsite and in the project area. However, as identified in Section 4.11, Aesthetics, of this Draft REIR, the most visible component of the September Ranch Subdivision project is the inclusionary housing units. The Reduced Forest Impact Alternative would result in a greater number of inclusionary units being developed adjacent to Carmel Valley Road. Therefore, this alternative will result in a greater visual onsite alteration from this vantage point. Additionally, the increased development intensification along Carmel Valley Road may increase light and glare impacts. Since the Reduced Forest Impact Alternative would result in greater intensification along Carmel Valley Road, this alternative is considered to have greater aesthetic impacts in relation to the September Ranch Subdivision project.

Population, Housing and Employment

The Reduced Forest Impact Alternative would result in introducing 298 people and 94 residential units into the project area. Conversely, the proposed project will result in introducing 350 persons and 109 residential units into the project area. The Reduced Forest Impact Alternative results in an overall reduction in units proposed onsite; however, it would increase the amount of inclusionary housing. Both this alternative and the proposed project are within the parameters of AMBAG's population forecasts for the project area. As with the September Ranch project, the Reduced Forest Impact Alternative would be subject to the CVMP lot allocation system. The average annual rate of allocation within the CVMP area will be limited to 37 lots; however, subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. For both the Reduced Forest Impact Alternative and the proposed September Ranch Subdivision project, the inclusionary housing units are exempt from the annual allocation system. As noted in Section 4.12, Population, Housing, and Employment, of the Draft REIR, the proposed project will not have a significant impact upon population, housing, and employment. However, since the Reduced Forest Impact Alternative would result in less market rate development and a greater amount of inclusionary housing; thus, providing an increase in low to moderate-income housing units, this alternative is considered to have beneficial population, housing, and employment impacts in relation to the proposed project.

Public Services and Utilities

Similar to the September Ranch Subdivision project, the Reduced Forest Impact Alternative would require upgrades and/or extensions of public services and utilities. In comparison to the proposed project, the Reduced Forest Impact Alternative would result in an incremental decrease in the demand

for public services and utilities. However, as identified in Section 4.13, Public Services and Utilities, of this Draft REIR, the project's public services and utilities impacts will be mitigated to a level that is considered less than significant. Since the Reduced Forest Impact Alternative would not generate as great of a demand for public services and utilities, this alternative is considered to have less public service and utilities impacts in relation to the September Ranch Subdivision project.

6.3.2 Conclusions

When compared to the September Ranch Subdivision project, the Reduced Forest Impact Alternative would result in less geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, biological resources, cultural resources, and public services and utility impacts. Alternatively, the proposed project would result in less aesthetic and similar land use impacts as the Reduce Forest Impact Alternative. The Reduced Forest Impact Alternative would have a beneficial impact as it relates to population, housing, and employment, and it does meet the project's objective of providing market rate and low to moderate-income housing.

6.4 Reduced Forest Impact With Twenty Percent Inclusionary Housing Alternative

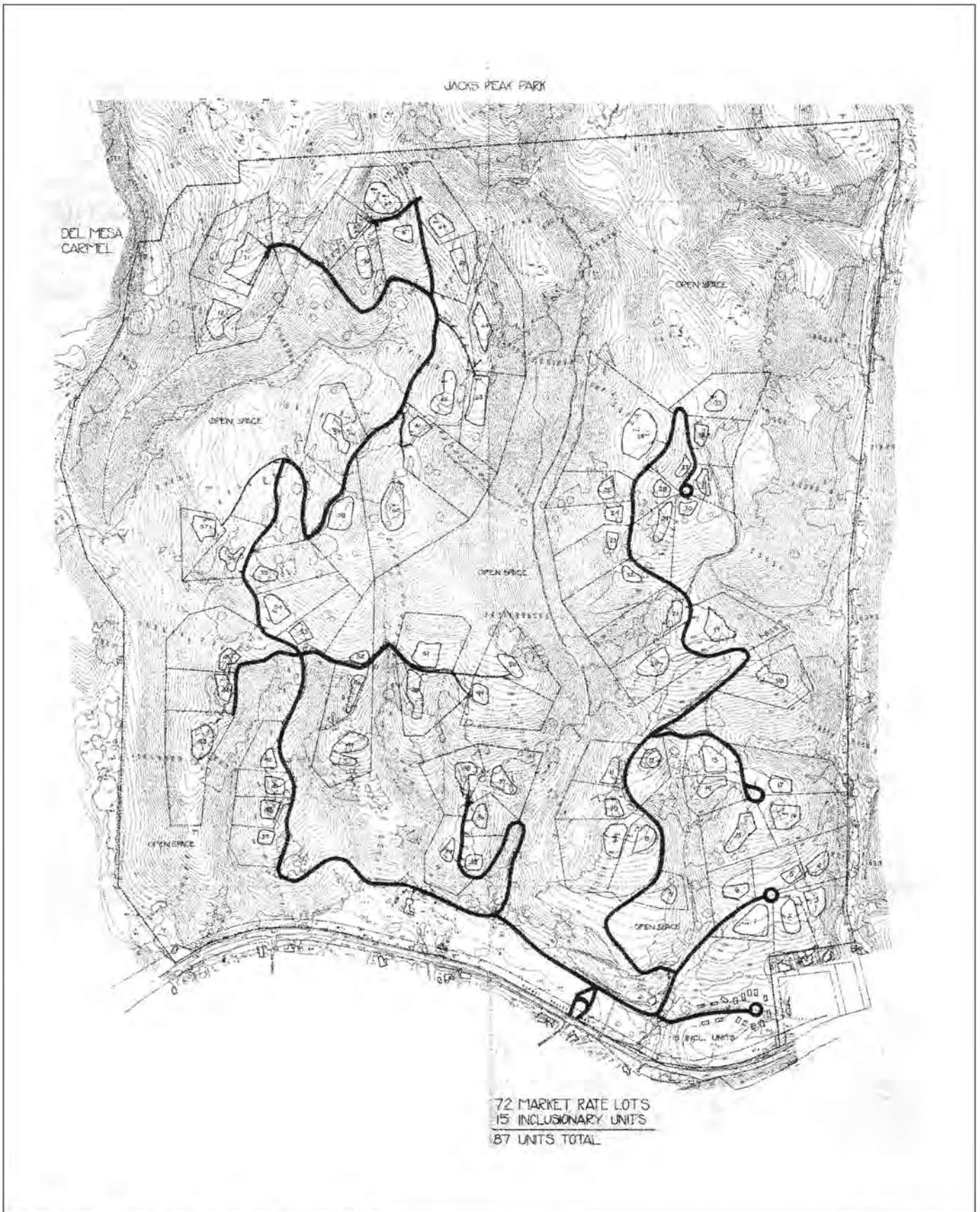
The Reduced Forest Impact with Twenty Percent Inclusionary Housing Alternative (Twenty Percent Alternative) would result in the development of 72 market rate residential and 15 inclusionary housing units on 45.52 acres. As with the September Ranch project, the equestrian center is to remain on 20.2 acres of the 891-acre project site (see Exhibit 6-3). The Twenty Percent Alternative would result in a reduction in grading of 4,000 cubic yards in comparison to the 100,000 cubic yards of grading proposed by the September Ranch Subdivision project.

Land Use and Planning

This alternative would result in a reduction of 22 market rate residential units and an increase of 7 inclusionary housing units, with an overall decrease of 15 onsite residential units. Although this alternative would reduce the intensity and amount of developable acreage onsite, it would result in the same land use compatibility impacts to onsite and surrounding land uses, but on a slightly lesser scale. Moreover, this alternative would result in the same conclusions with respect to consistency with the County's General Plan and other related planning programs, including the County's Inclusionary Housing Ordinance, in comparison to the September Ranch Subdivision project. Therefore, this alternative would result in similar land uses and planning impacts as that of the September Ranch project.

Geology and Soils

As with the September Ranch Subdivision project, the Twenty Percent Alternative would be required to adhere to the provisions of the UBC. The geology and soil impacts associated with implementation of the Twenty Percent Alternative would be incrementally decreased, proportional to the reduction in land disturbance and number of habitable onsite structures; thereby, resulting in fewer residents located in seismic hazard areas that would be subject to strong groundshaking and other secondary seismic effects. Geology and soils impacts associated with the September Ranch Subdivision project can be mitigated to a level considered less than significant. However, due to the Twenty Percent



Source: Shaw Architecture Planning, Inc., February 2004.



Michael Brandman Associates

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Exhibit 6-3
 Reduced Forest Impact
 with 20% Inclusionary Alternative Map

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Alternative's decrease in the amount of onsite development, this alternative is considered to have less geology and soils impacts in relation to the proposed project.

Water Supply and Availability

Due to the proposed reduction of 15 units, the Twenty Percent Alternative would result in a decrease in water demand when compared to the September Ranch Subdivision project. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, the proposed project will have an adequate supply of water and project implementation will not result in adversely affecting the availability of potable water within the SRA system or impact the CVA. The mitigation measures identified in Section 4.3 of this Draft REIR would be required for this alternative. However, since the Twenty Percent Alternative would result in a slight decrease in water demand, this alternative is considered to have less water supply and availability impacts in relation to the September Ranch Subdivision project.

Hydrology and Water Quality

In comparison to the September Ranch project, the Twenty Percent Alternative would result in a reduction of 3,000 cubic yards of grading, which would reduce the amount of erosion and sedimentation during construction activities. Moreover, due to the decrease in the overall development intensity, the amount of impervious surfaces and stormwater runoff would be less under this alternative. As with the proposed project, the Twenty Percent Alternative would be required to implement the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR. However, since the Twenty Percent Alternative would result in a reduction in earthmoving activities and fewer impervious surfaces, this alternative would result in less hydrology and water quality impacts in relation to the September Ranch Subdivision project.

Wastewater Treatment and Disposal

Similar to the September Ranch project, the Twenty Percent Alternative will generate wastewater flows that will be handled by the CAWD. In comparison to the proposed project, the Twenty Percent Alternative would result in an incremental decrease in the generation of wastewater proportionate to the reduction in development. As identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, all project-related wastewater treatment and disposal impacts will be reduced to levels considered less than significant. However, since the Twenty Percent Alternative will result in generating less wastewater, this alternative is considered to have less wastewater and treatment impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

The Twenty Percent Alternative would generate fewer daily vehicle trips than the September Ranch project. As identified in Section 4.6, Transportation and Circulation, of this Draft REIR, all project and cumulative-related transportation and circulation impacts can be reduced to levels that are considered less than significant. However, this alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. As with the proposed project, this alternative would be required to coordinate signal modification associated with installation of the project access road. Since the

Twenty Percent Alternative would result in generating less traffic, it is considered to have less transportation and circulation impacts in relation to the September Ranch project.

Air Quality

Emissions are the primary source of air pollutants. Air emissions would be incrementally reduced with the reduction in construction activities and long-term vehicle trips that would occur under the Twenty Percent Alternative. Air quality impacts associated with the proposed project can be mitigated to levels considered less than significant. However, since the Twenty Percent Alternative would generate fewer air quality emissions, this alternative is considered to have less air quality impacts in relation to the proposed project.

Noise

In comparison to the September Ranch Subdivision project, construction-related noise would be less because of the reduced intensity of development associated with the Twenty Percent Alternative. As identified in Section 4.8, Noise, of this Draft REIR, project-related long-term noise impacts are associated with the location of the inclusionary housing in relation to Carmel Valley Road. While the Twenty Percent Alternative would result in a slight reduction in operational traffic, it is not likely that this decrease is great enough to avoid all noise-related impacts. With inclusion of the mitigation measures identified in Section 4.8 of this Draft REIR, noise impacts associated with this alternative and the proposed project would be reduced to less than significant. However, since the Twenty Percent Alternative results in locating more units in closer proximity to Carmel Valley Road, this alternative is considered to have greater noise impacts in relation to the September Ranch Subdivision project.

Biological Resources

The Twenty Percent Alternative would result in the removal of 1,438 Monterey pines and 583 coast live oak. In comparison, the September Ranch project will result in the removal of 2,692 Monterey pines and 890 coast live oak. As identified in Section 4.9, Biological Resources, of this Draft REIR, all trees will be replaced at a ratio of 1:1. The mitigation measures identified in Section 4.9 of this Draft REIR would be required for implementation of the Twenty Percent Alternative. However, since the Twenty Percent Alternative would result in removing fewer trees and impacting less acreage, thereby disturbing smaller numbers of vegetation and wildlife, this alternative is considered to have less biological resources impacts in relation to the September Ranch Subdivision project.

Cultural Resources

There are no known cultural resources located on the project site. However, project implementation will involve earth moving activities, during which unknown cultural resources may be uncovered and disturbed. As identified in Section 4.10, Cultural Resources, of this Draft REIR, the September Ranch Subdivision project's potential cultural resources impacts can be mitigated to levels that are considered less than significant. However, the Twenty Percent Alternative would result in a reduction in earth moving activities since it will result in less development; therefore, the Twenty Percent Alternative is considered to have less cultural resources impacts in relation to the September Ranch Subdivision project.

Aesthetics

Implementation of the Twenty Percent Alternative would result in a decrease of the amount of acres developed. Therefore, it would reduce the overall level of intensification onsite and in the project area. However, as identified in Section 4.11, Aesthetics of this Draft REIR, the most prominent visible component of the September Ranch Subdivision project is the inclusionary housing units. The Twenty Percent Alternative would result in the same number of inclusionary units developed adjacent to Carmel Valley Road. Thus, this alternative will result in similar aesthetic impacts from this vantage point. Since the Twenty Percent Alternative would result in the same level of development intensification along Carmel Valley Road, this alternative is considered to have similar aesthetic impacts in relation to the September Ranch Subdivision project.

Population, Housing, and Employment

The Twenty Percent Alternative would result in introducing 276 persons and 87 residential units into the project area. Conversely, the September Ranch Subdivision project will result in introducing 350 persons and 109 residential units into the project area. Although the Twenty Percent Alternative results in an overall reduction in proposed housing units it provides the same amount of inclusionary housing units as the proposed project. This alternative and the proposed project are within the parameters of AMBAG's population forecasts for the project area. As with the September Ranch Subdivision project, the Twenty Percent Alternative would be subject to the CVMP lot allocation system. The average annual rate of allocation within the CVMP area will be limited to 37 lots; however, subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. As with the proposed project, the inclusionary housing units are exempt from the annual allocation system. As noted in Section 4.12, Population, Housing, and Employment of the Draft REIR, the September Ranch Subdivision project will not have a significant impact upon population, housing, and employment. However, since the Twenty Percent Alternative would result in less market rate development and maintain the same amount of inclusionary housing development; thereby providing a greater ratio of low to moderate-income housing, this alternative is considered to have beneficial population, housing, and employment impacts in relation to the proposed project.

Public Services and Utilities

Similar to the September Ranch Subdivision project, the Twenty Percent Alternative would require upgrades and/or extensions of public services and utilities. In comparison to the proposed project, the Twenty Percent Alternative would result in an incremental decrease in the demand for public services and utilities. However, as identified in Section 4.13, Public Services and Utilities, of this Draft REIR, the project's public services and utilities impacts will be mitigated to a level considered less than significant. Since the Twenty Percent Alternative would not generate as great a demand for public services and utilities, this alternative is considered to have less public service and utilities impacts in relation to the September Ranch project.

6.4.1 Conclusions

When compared to the September Ranch Subdivision project, the Twenty Percent Alternative would result in less geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, biological resources, cultural resources, and public services and utility service impacts. Both the Twenty

Percent Alternative and the proposed project would have similar land use and aesthetic impacts. The Twenty Percent Alternative would result in a beneficial impact on population, housing, and employment.

6.5 Reconfigured 94/15 Alternative

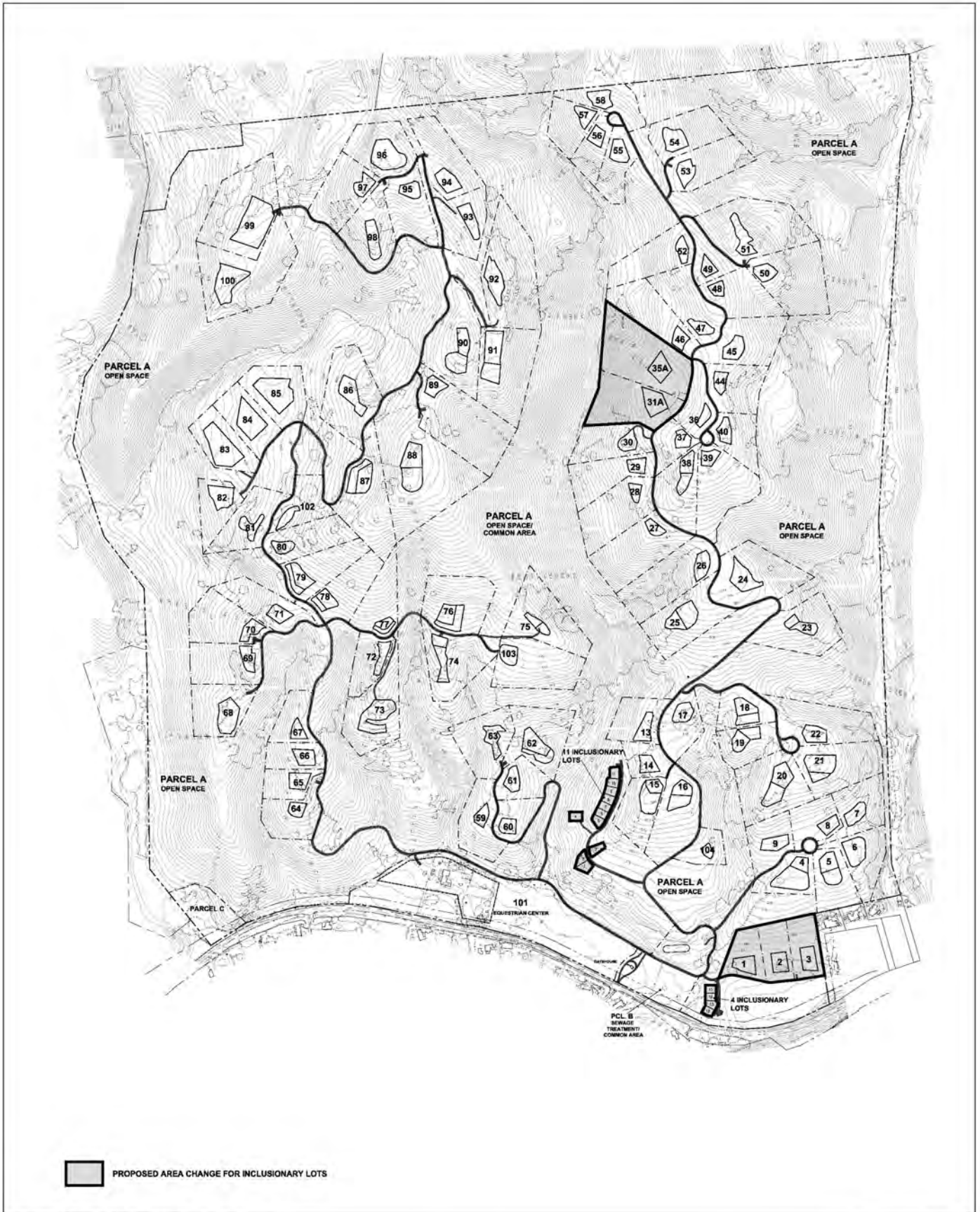
The Reconfigured 94/15 Alternative allows for the same amount of development as the proposed project; however, this alternative examines the re-allocation of the lots, so as to remove the majority of the higher density inclusionary housing away from Carmel Valley Road. Under the Reconfigured 94/15 Alternative, market rate residential lot and inclusionary housing unit changes occur in three areas: 5 lots (Lots 31-35) on a cul de sac are reduced to two lots (31A and 35A) and the cul de sac is removed and 3 market rate residential lots replace the inclusionary housing in the southeastern corner of the property while 4 inclusionary housing units are added slightly to the west and south. A second inclusionary housing area consisting of the remaining 11 units is located west and upslope of the other 4 lots (see Exhibit 6-4). Under this alternative, three market rate lots are removed from the pine forest and there are 3 market rate units added in a non-forest area where there are some planted pine trees.

Land Use and Planning

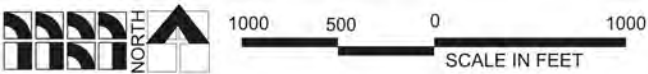
Similar to the September Ranch Subdivision project, implementation of the Reconfigured 94/15 Alternative would result in intensification of land uses on the project site itself and within the project area. Like the proposed project, this alternative would be subject to the allocation and subdivision evaluation system and the County's Inclusionary Housing Ordinance. The reconfiguration in development assumed for this alternative would result in the same land use compatibility impacts to onsite and surrounding land uses as the proposed project. Additionally, the reconfiguration in development would lead to the same conclusions with respect to consistency with the County's General Plan and other related planning programs, including the County's Inclusionary Housing Ordinance. As with the proposed project this alternative's land use impacts are considered less than significant. Overall, this alternative would result in the same land use and planning impacts as that of the September Ranch Subdivision project.

Geology and Soils

The project site is subject to earthquakes and seismic ground shaking. In addition, the project site may be subject to secondary seismic effects, such as landslides. The Reconfigured 94/15 Alternative would result in the same level of development in a seismically active area, which is susceptible to ground shaking secondary seismic effects. As with the proposed project, this alternative would be subject to the Uniform Building Code (UBC). With the inclusion of the mitigation measures outlined in 4.2, Geology and Soils, of this Draft REIR, this alternative would have less than significant geology and soil impacts. Since the Reconfigured 94/15 Alternative would result in the same number residential structures and, thus, the same number of residents located within a seismic hazard area, this alternative is considered to have the same geology and soil impacts in relation to the proposed project.



Source: Whitson Engineers, January 2006.



Michael Brandman Associates

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Exhibit 6-4
 Reconfigured 94/15
 Alternative Site Plan

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Water Supply and Availability

The September Ranch Subdivision project is projected to utilize 57.21 AFY of water. Given that the Reconfigured 94/15 Alternative would result in the same level of development as the proposed project, this alternative would also utilize 57.21 AFY of water. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, there is sufficient water supply to serve the proposed project without affecting the availability of water to other users within the SRA system or impacting the CVA and project-related water supply impacts are considered less than significant. Therefore, there is sufficient water supply to serve the Reconfigured 94/15 Alternative and this alternative would have less than significant water supply impacts. This alternative is considered to have the same water supply and availability impacts in relation to the proposed project.

Hydrology and Water Quality

The Reconfigured 94/15 Alternative would result in similar hydrology and water quality impacts as the September Ranch Project. However, while this alternative would have the same amount of short-term erosion impacts and result in the same amount of runoff and stormwater velocities, given the reconfiguration of the lots, the location of stormwater detention features may need to be relocated and or resized to accommodate the reconfigured site plan. As with the September Ranch Subdivision project, implementation the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR, would reduce this alternative's hydrology and water quality impacts to less than significant levels. This alternative is considered to have the same hydrology and water quality impacts in relation to the September Ranch Subdivision project.

Wastewater Treatment and Disposal

Similar to the September Ranch Subdivision project, wastewater flows generated by the Reconfigured 94/15 Alternative would be handled by the CAWD. The Reconfigured 94/15 Alternative and the September Ranch project would result in the same amount of wastewater generation. As with the proposed project and as identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, all project-related wastewater treatment and disposal impacts will be reduced to levels considered less than significant. This alternative is considered to have the same wastewater and treatment impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

Presently, four intersections within the project area operate an unacceptable LOS: Highway 1/Ocean Avenue/Carmel Hills Drive; Carmel Valley Road/Brookdale Drive; Carmel Valley Road/Dorris Drive; and Carmel Valley Road/Laureles Grade Road. As with the September Ranch project the Reconfigured 94/15 Alternative is anticipated to result in approximately 1,053 daily vehicle trips, 83 of which will occur during the AM peak hour and 111 of which will occur during the PM peak hour. Additionally, this alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. As with the proposed project, implementation of the mitigation measures identified in Section 4.6, Transportation and Circulation and 5, Cumulative Impacts, of this Draft REIR, this alternative would have less than significant impacts. Overall, this alternative is considered to have the same transportation and circulation impacts in relation to the September Ranch Subdivision project.

Air Quality

Air quality impacts are primarily a result of vehicle emissions. Therefore, these impacts occur during short-term construction activities and long-term operation of the project. In the short-term, construction activities, such as earthmoving, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth will generate exhaust emissions and fugitive particulate matter that will affect air quality. The Reconfigured 94/15 Alternative would have similar short-term air quality impacts as the September Ranch Subdivision project and, therefore, would be subject to the mitigation measures outlined in Section 4.7, Air Quality, of this Draft REIR. Similar to the proposed project, implementation of these mitigation measures would reduce short-term air quality impacts to less than significant levels. In the long-term, this alternative would result in the same number of vehicle trips resulting in the generation of an equal amount of air emissions. As with the September Ranch Subdivision project, this alternative would not result in significant long-term air quality impacts. The Reconfigure 94/15 Alternative is considered to have the same air quality impacts as the September Ranch Subdivision project.

Noise

Similar to air quality impacts, noise impacts are primarily associated with vehicle trips and occur in both the short-term and the long-term. Short-term noise impacts are associated with earthmoving activities and construction equipment. The Reconfigured 94/15 Alternative would result in similar short-term noise impacts as the September Ranch Subdivision project and would be subject to mitigation measures outlined in Section 4.8, Noise, of this Draft REIR. These measures would reduce short-term noise impacts to less than significant levels. Long-term noise impacts are generally associated with vehicle trips. The Reconfigured 94/15 Alternative would result in generating the same number of long-term vehicle trips as the proposed project. As discussed in Section 4.8, Noise, of this Draft REIR, vehicle generated noise along Carmel Valley Road will result in noise levels greater than the County desired exterior rural noise standard (60 dB) along southern portions of the project site. Under this alternative, unless unmitigated, the three market rate residential units and the four inclusionary housing units will experience noise impacts. Implementation of the mitigation measures, as outlined in Section 4.8, Noise, of this Draft REIR, would reduce these impacts less than significant levels for the three market rate residential units. However, additional mitigation measures may be required to reduce the noise impacts to the four inclusionary housing units, which are situated closer to Carmel Valley Road. Yet, overall, the Reconfigured 94/15 Alternative is considered to have similar noise impacts as the September Ranch Subdivision project.

Biological Resources

Under the Reconfigured 94/15 Alternative, three market rate lots are removed from the pine forest and three market rate units added in a non-forest area where there are some planted pine trees. In January 2006, Staub Forestry & Environmental Consulting reviewed the development plan for the Reconfigured 94/15 Alternative and determined that 2,549 Monterey pines and 1,093 coast live oak will be removed as a result of implementation of this alternative. Conversely, it is anticipated that the September Ranch Subdivision project will result in the removal of 2,692 Monterey pines and 890 coast live oak. As with the proposed project, this alternative would be required to mitigate on a 1:1 basis (replacement) for the loss of individual trees and mitigate on a 3:1 basis (dedication) for the loss of developed Monterey pine/coast live oak forest acreage. The Reconfigured 94/15 Alternative would result in less impacts to Monterey pines and greater impacts to the coast live oak in relation to the

proposed project. Implementation of the mitigation measures identified in Section 4.9, Biological Resources, of this Draft REIR would reduce both the proposed project's and the Reconfigured 94/15 Alternative's biological resources impacts to less than significant. However, overall this alternative would result in removing a greater number of trees (3,642 versus 3,582) and therefore, it is considered to have slightly greater biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located on the project site. However, project implementation will involve earth moving activities, during which previously undiscovered cultural resources may be uncovered and disturbed. As with the proposed project with the implementation of the mitigation measures identified in Section 4.10, Cultural Resources, of this Draft REIR, this alternative's potential cultural resources impacts would be mitigated to less than significant. The Reconfigured 94/15 Alternative and the proposed project would result same amount of earth moving activities; therefore, this alternative is considered to have the same cultural resources impacts in relation to the proposed project.

Aesthetics

A visibility study was prepared and photographs were taken to illustrate the location and visibility of the inclusionary homes. Vehicles traveling along Carmel Valley Road from both the east and west will have limited views of the units. As with the proposed project, screening trees will be planted to further obscure views (see Exhibit 6-5). Twenty-foot high orange-topped poles were erected demarcating the visibility of the four inclusionary housing units in the southeastern portion of the project site and white poles were erected to represent the location of the tree screens. As can be seen in Exhibit 6-6 (a-c), under post project conditions, with the exception of minimal views of the upper portions or the structures, the four inclusionary housing units are obscured by trees.

While, like the proposed project, mitigation (tree screens) will reduce aesthetic impacts to less than significant, since this alternative would result in less structures within proximity of existing residences, this alternative is considered to have less aesthetic impacts in relation to the proposed project.

Population, Housing, and Employment

As with the proposed project, this alternative would result in introducing 350 people and 109 residential units into the project area. Similarly, the Reconfigured 94/15 Alternative and the September Ranch Subdivision project are within the parameters of AMBAG's population forecasts for the project area. Moreover, as with the proposed project, this alternative would be subject to the CVMP lot allocation system. The average annual rate of allocation within the CVMP area will be limited to 37 lots; however, subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. Under either scenario, the inclusionary housing units are exempt from the annual allocation system. As noted in Section 4.12, Population, Housing, and Employment, of the Draft REIR, the proposed project will not have a significant impact upon population, housing, and employment; therefore, neither will the Reconfigured 94/15 Alternative. This alternative is considered to have the same population, housing, and employment impacts.

Public Services and Utilities

The Reconfigured 94/15 Alternative would require similar upgrades and extensions of existing facilities and services to meet the demand to support 94 market rate residential units and 15 inclusionary units. Similar to the proposed project, the Reconfigured 94/15 Alternative would be required to implement the mitigation measures identified in Section 4.13, Public Services and Utilities, of this Draft REIR to reduce the alternative's impacts to less than significant. This alternative is considered to have the same public service and utilities impacts as the proposed project.

6.5.1 Conclusions

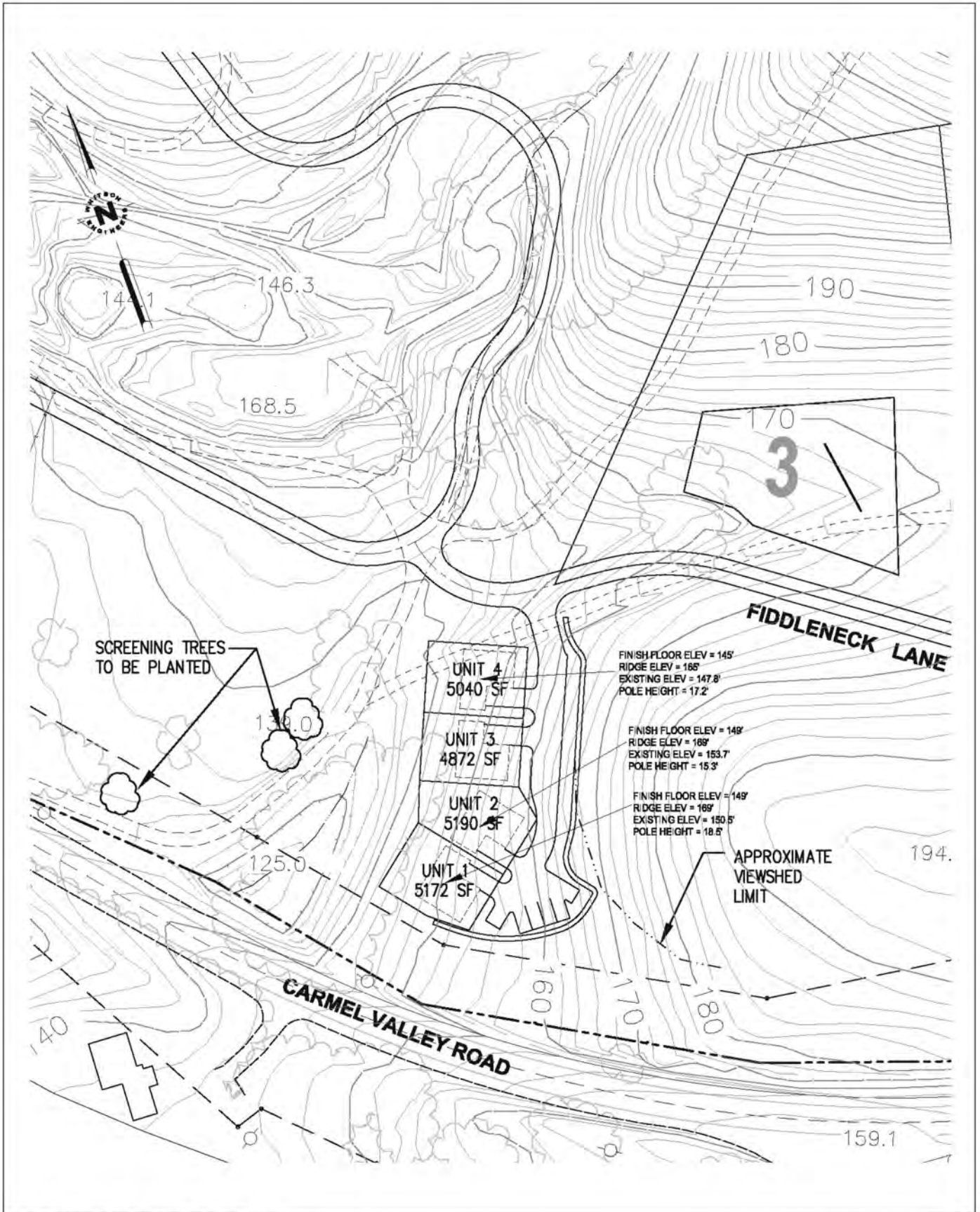
When compared to the September Ranch Subdivision project, the Reconfigured 94/15 Alternative would result in similar land use, geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, cultural resources, population, employment, and housing and public services and utility impacts. Additionally, the Reconfigured 94/15 would result in greater biological resources impacts but less aesthetic impacts in relation to the September Ranch project.

6.6 82/27 Alternative

The 82/27 Alternative would result in the same number of units as the proposed project; however, this alternative examines a reduction in market rate lots and an increase in the number of inclusionary housing units. The 82/27 Alternative maximizes inclusionary housing by making lot and unit changes in four areas: 3 residential lots replace the proposed inclusionary housing units in the southeast corner of the project site; 10 lots and associated roads are removed from the northeastern corner of the property; 5 lots (Lots 59-63) are replaced with 16 inclusionary units in the south central portion of the project site and 11 inclusionary housing units are located in a second inclusionary housing area (as with the Reconfigured 94/15 Alternative) (see Exhibit 6-7). Under this alternative, 10 lots are removed from the pine forest, 3 lots are added in a non-forest area where there are some planted pine trees, and 5 lots in a semi-open forest are replaced by 16 inclusionary housing units.

Land Use and Planning

Similar to the September Ranch Subdivision project, implementation of the 82/27 Alternative would result in intensification of land uses on the project site itself and within the project area. Like the proposed project, this alternative would be subject to the allocation and subdivision evaluation system and the County's Inclusionary Housing Ordinance. This alternative would result in a similar amount of development intensification onsite (109 units), and the same land use compatibility impacts to onsite and surrounding land uses as the proposed project. The 82/27 Alternative would lead to the same conclusions with respect to consistency with the County's General Plan and other related planning programs, including the County's Inclusionary Housing Ordinance. As with the proposed project this alternative's land use impacts are considered less than significant. Overall, this alternative would result in the same land use and planning impacts as that of the September Ranch Subdivision project.



Source: Whitson Engineers, January 2006.



NOT TO SCALE

Michael Brandman Associates

Exhibit 6-5 4-Lot Inclusionary Housing Visibility Study Map



Michael Brandman Associates

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Exhibit 6-6a 4-Lot Inclusionary Housing Visibility Study

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Exhibit 6-6b Inclusionary Housing Visibility Study

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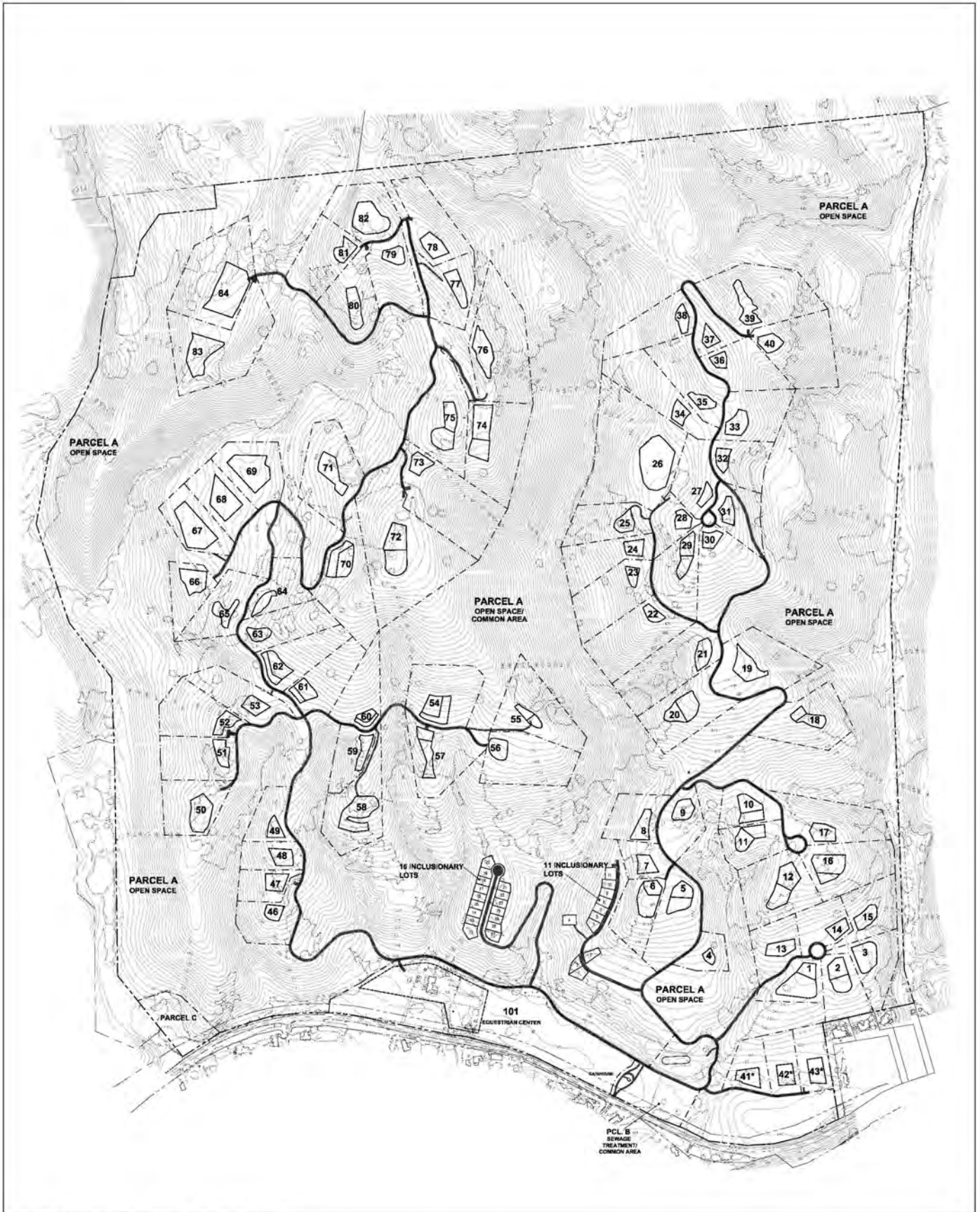


Michael Brandman Associates

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Exhibit 6-6c 4-Lot Inclusionary Housing Visibility Study

SEPTEMBER RANCH SUBDIVISION PROJECT • RECIRCULATED REIR



Source: Whitson Engineers, January 2006.



Michael Brandman Associates

21370002 • 02/2006 | 6-7_82_27_alt_site_plan.cdr

Exhibit 6-7 82/27 Alternative Site Plan

Geology and Soils

The project site is subject to earthquakes and seismic ground shaking. In addition, the project site may be subject to secondary seismic effects, such as landslides. The 82/27 Alternative would result in the same level of development in a seismically active area, which is susceptible to ground shaking and secondary seismic effects. As with the proposed project, this alternative would be subject to the UBC. With the inclusion of the mitigation measures outlined in 4.2, Geology and Soils, of this Draft REIR, this alternative would have less than significant geology and soil impacts. Since the 82/27 Alternative would result in the same number residential structures and, thus, the same number of residents located within a seismic hazard area, this alternative is considered to have the same geology and soil impacts in relation to the proposed project.

Water Supply and Availability

The September Ranch Subdivision project is projected to utilize 57.21 AFY of water. The 82/27 Alternative would result in a demand of 51 AFY of water. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, there is sufficient water supply to serve the proposed project without affecting the availability of water to other users within the SRA system or impacting the CVA and project-related water supply and availability impacts are considered less than significant. Therefore, there is sufficient water supply to serve the 82/27 Alternative and this alternative would have less than significant water supply and availability impacts. However, since this alternative would demand less water, the 82/27 Alternative is considered to have less water supply and availability impacts in relation to the proposed project.

Hydrology and Water Quality

The 82/27 Alternative would result in similar hydrology and water quality impacts as the September Ranch Project. However, while this alternative would have the same amount of short-term erosion impacts and result in the same amount of runoff and an increase in storm water velocities, given the reconfiguration of the lots, the location of storm water detention features may need to be relocated and or resized to accommodate the reconfigured site plan. As with the September Ranch Subdivision project, implementation the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR, would reduce this alternative's hydrology and water quality impacts to less than significant levels. This alternative is considered to have the same hydrology and water quality impacts in relation to the September Ranch Subdivision project.

Wastewater Treatment and Disposal

Similar to the September Ranch Subdivision project, wastewater flows generated by the 82/27 Alternative would be handled by the CAWD. The 82/27 Alternative and the September Ranch project would result in the same amount of wastewater generation. As with the proposed project and as identified in Section 4.5, Wastewater Treatment and Disposal, of this Draft REIR, all project-related wastewater treatment and disposal impacts will be reduced to levels considered less than significant. This alternative is considered to have the same wastewater and treatment impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

Presently, four intersections within the project area operate an unacceptable LOS: Highway 1/Ocean Avenue/Carmel Hills Drive; Carmel Valley Road/Brookdale Drive; Carmel Valley Road/Dorris Drive; and Carmel Valley Road/Laureles Grade Road. As with the September Ranch project the 82/27 Alternative is anticipated to result in approximately 1,053 daily vehicle trips, 83 of which will occur during the AM peak hour and 111 of which will occur during the PM peak hour. Additionally, this alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. As with the proposed project, with the implementation of the mitigation measures identified in Section 4.6, Transportation and Circulation and 5, Cumulative Impacts, of this Draft REIR, this alternative would have less than significant impacts. Overall, this alternative is considered to have the same transportation and circulation impacts in relation to the September Ranch Subdivision project.

Air Quality

Air quality impacts are primarily a result of vehicle emissions. Therefore, these impacts occur during short-term construction activities and long-term operation of the project. In the short-term, construction activities, such as earthmoving, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth will generate exhaust emissions and fugitive particulate matter that will affect air quality. The 82/27 Alternative would have similar short-term air quality impacts as the September Ranch Subdivision project and, therefore, would be subject to the mitigation measures outlined in Section 4.7, Air Quality, of this Draft REIR. Similar to the proposed project, implementation of these mitigation measures would reduce short-term air quality impacts to less than significant levels. In the long-term, this alternative would result in the same number of vehicle trips resulting in the generation of an equal amount of air emissions. As with the September Ranch Subdivision project, this alternative would not result in significant long-term air quality impacts. The 82/27 Alternative is considered to have the same air quality impacts as the September Ranch Subdivision project.

Noise

Similar to air quality impacts, noise impacts are primarily associated with vehicle trips and occur in both the short-term and the long-term. Short-term noise impacts are associated with earthmoving activities and construction equipment. The 82/27 Alternative would result in similar short-term noise impacts as the September Ranch Subdivision project and would be subject to mitigation measures outlined in Section 4.8, Noise, of this Draft REIR. These measures would reduce short-term noise impacts to less than significant levels. Long-term noise impacts are generally associated with vehicle trips. The 82/27 Alternative would result in generating the same number of long-term vehicle trips as the proposed project. As discussed in Section 4.8, Noise, of this Draft REIR, vehicle generated noise along Carmel Valley Road will result in noise levels greater than the County's desired exterior rural noise standard (60 dB) along southern portions of the project site. Under this alternative, unless unmitigated, the three market rate residential units would experience noise impacts. Implementation of the mitigation measures, as outlined in Section 4.8, Noise, of this Draft REIR, would reduce these impacts less than significant levels for the three market rate residential units. Since the 82/27 Alternative would result in placing fewer structures in within an area of elevated noise levels (greater than the County's desirable level of 60 dB), this alternative is considered to have less noise impacts in relation to the proposed project.

Biological Resources

Under the 82/27 Alternative, 10 lots are removed from the pine forest and 5 lots from a semi-open forest, which are replaced by the 16 inclusionary lots and three market rate units in a non-forest area where there are some planted pine trees.

In January 2006, Staub Forestry and Environmental Consulting reviewed the development plan for the 82/27 Alternative. This alternative would result in the removal of 1,879 pine trees and 919 coast live oak trees. Conversely, it is anticipated that the September Ranch Subdivision project will result in the removal of 2,692 Monterey pine trees and 890 coast live oak trees. As with the proposed project, this alternative would be required to mitigate on a 1:1 basis (replacement) for the loss of individual trees and mitigate on a 3:1 basis (dedication) for the loss of developed Monterey pine/coast live oak forest acreage. With the implementation of the mitigation measures identified in Section 4.9, Biological Resources, of this Draft REIR, the proposed project and the 82/27 Alternative would have less than significant biological resources impacts; however, since this alternative would result in removing a lesser number of trees, it is considered to have fewer biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located on the project site. However, implementation of either the proposed project or this alternative would involve earth moving activities, during which previously undiscovered cultural resources may be uncovered and disturbed. As with the proposed project with the implementation of the mitigation measures identified in Section 4.10, Cultural Resources, of this Draft REIR, this alternative's potential cultural resources impacts would be mitigated to less than significant. The 82/27 Alternative and the proposed project would result same amount of earth moving activities; therefore, this alternative is considered to have the same cultural resources impacts in relation to the proposed project.

Aesthetics

The 82/27 Alternative replaces the 16 inclusionary housing units in the southeastern portion of the proposed project with 3 market rate residential units. Vehicles traveling along Carmel Valley Road from both the east and west will have limited views of these 3 units. As with the proposed project, a tree screen would be planted to further obscure views into the project site. Under post project conditions, with the exception of minimal views of the upper portions or the structures, the market rate residential housing units are not visible. While, like the proposed project, mitigation (tree screens) will reduce aesthetic impacts to less than significant, since this alternative would result in less structures within proximity of existing residences, this alternative is considered to have less aesthetic impacts in relation to the proposed project.

Population, Housing, and Employment

As with the proposed project, this alternative would result in introducing 350 people and 109 residential units into the project area. Similarly, the 82/27 Alternative and the September Ranch Subdivision project are within the parameters of AMBAG's population forecasts for the project area. Moreover, as with the proposed project, this alternative would be subject to the CVMP lot allocation system. The average annual rate of allocation within the CVMP area is limited to 37 lots; however,

subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. Under either scenario, the inclusionary housing units are exempt from the annual allocation system. As noted in Section 4.12, Population, Housing, and Employment, of the Draft REIR, the proposed project will not have a significant impact upon population, housing, and employment; therefore, neither will the 82/27 Alternative. However, since this alternative would result in less market rate development and a greater amount of inclusionary housing; thereby, providing an increase in low to moderate-income housing units, this alternative is considered to have beneficial population, housing, and employment impacts in relation to the proposed project.

Public Services and Utilities

The Reconfigured 82/27 Alternative would require similar upgrades and extensions of existing facilities and services to meet the demand to support 109 units. Similar to the proposed project, the Reconfigured 82/27 Alternative would be required to implement the mitigation measures identified in Section 4.13, Public Services and Utilities, of this Draft REIR to reduce the alternative's impacts to less than significant. This alternative is considered to have the same public service and utilities impacts as the proposed project.

6.6.1 Conclusions

When compared to the September Ranch Subdivision project, the 82/27 Alternative would result in less water supply and availability, noise, biological resources, and aesthetic impacts and similar land use, geology and soils, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, cultural resources, and public services and utilities impacts. The 82/27 Alternative would have a beneficial impact in relation to the proposed project in relation to population, employment, and housing.

6.7 73/22 Alternative

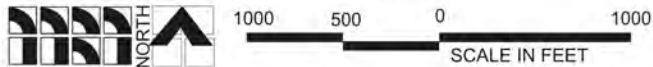
The 73/22 Alternative is similar to the Reduced Forest Impact with High Inclusionary Housing Alternative previously discussed in this section; however, this alternative results in a reconfiguration of the market-rate residential and inclusionary lots in the southern portion of the project site. More specifically, the 73/22 Alternative changes the lot and unit configurations in 3 areas: 3 residential lots replace the inclusionary housing in the southeast corner of the project site while 4 inclusionary units are added slightly to the west and south (as in the Reconfigured 94/15 Alternative), 12 inclusionary housing units are located in a second inclusionary housing area west and upslope and 2 market rate lots near the southern and westernmost road are replaced by 6 inclusionary housing units (see Exhibit 6-8). Under this alternative, 24 lots are removed from the pine forest and scrubland habitats and 3 lots are added in a non-forest area where there are some planted pine trees.

Land Use and Planning

This alternative would result in a reduction of 21 market rate residential units and an increase of 7 inclusionary housing units, with an overall decrease of 14 residential units. Although a reduction in development intensity is assumed under the 73/22 Alternative, this alternative would result in similar land use compatibility impacts to onsite and surrounding land uses, but on a slightly lesser scale. Moreover, due to the similar nature of development, implementation of this alternative would result in the same conclusions with respect to consistency with the County's General Plan and other related



Source: Whitson Engineers, January 2006.



Michael Brandman Associates

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Exhibit 6-8 73/22 Alternative Site Plan

planning programs, including the County's Inclusionary Housing Ordinance. As with the proposed project this alternatives land use impacts are considered less than significant. Therefore, this alternative would result in similar land uses and planning impacts as that of the September Ranch Subdivision project.

Geology and Soils

As with the proposed project, the 73/22 Alternative would be required to adhere to the provisions of the UBC. The geology and soil impacts associated with the implementation of the 73/22 Alternative would be incrementally decreased, proportional to the reduction in land disturbance and number of habitable onsite structures. This decrease would result in fewer residents located in seismic hazard areas that are subject to strong ground shaking and other secondary seismic effects. Similar to the proposed project, with the inclusion of the mitigation measures outlined in 4.2, Geology and Soils, of this Draft REIR, this alternative would have less than significant geology and soil impacts. Due to the 73/22 Alternative's decrease in onsite development, this alternative is considered to have less geology and soils impacts in relation to the proposed project.

Water Supply and Availability

Due to the overall proposed reduction of 14 units, the 73/22 Alternative would result in a decrease in water demand when compared to the September Ranch Subdivision project. As identified in Section 4.3, Water Supply and Availability, of this Draft REIR, the proposed project will have an adequate supply of water and project implementation will not result in adversely affecting the availability of supply within the SRA system or impact the CVA. The mitigation measures identified in Section 4.3 of this Draft REIR would also be required for this alternative. Post-mitigation, both the proposed project and this alternative would have less than significant water supply and availability impacts. However, since the 73/22 Alternative would result in a decrease in water demand in relation to the proposed project, this alternative is considered to have less water supply and availability impacts.

Hydrology and Water Quality

In comparison to the September Ranch Subdivision project, the 73/22 Alternative would result in a reduction in grading during construction activities; thereby reducing the amount of erosion and sedimentation. The decrease in overall development intensity under this alternative would reduce the amount of impervious surfaces onsite and the amount of stormwater runoff in the project area. As with the proposed project, the 73/22 Alternative would be required to implement the mitigation measures identified in Section 4.4, Hydrology and Water Quality, of this Draft REIR. After mitigation both the proposed project and the 73/22 Alternative would result in less than significant hydrology and water quality impacts. However, since the 73/22 Alternative would result in less construction and reduce the amount of impervious surfaces, this alternative would result in less hydrology and water quality impacts in relation to the proposed project.

Wastewater Treatment and Disposal

Like the September Ranch Subdivision project, the 73/22 Alternative would generate wastewater flows that will be handled by CAWD. In comparison to the proposed project, the 73/22 Alternative would result in an incremental decrease in generation of wastewater proportionate to the reduction in development. With the implementation of the mitigation measures identified in Section 4.5,

Wastewater Treatment and Disposal, of this Draft REIR, the proposed project and the 73/22 Alternative's wastewater treatment and disposal impacts would be reduced to less than significant. However, since the 73/22 Alternative would result in generating less wastewater, this alternative is considered to have less wastewater treatment and disposal impacts in relation to the September Ranch Subdivision project.

Transportation and Circulation

The 73/22 Alternative would generate less daily vehicle trips than the September Ranch Subdivision project. This alternative would result in the same sight distance impacts at the four-legged intersection of the project access road, September Ranch Road and Carmel Valley Road at Brookdale Drive. Similar to the proposed project, this alternative would be required to coordinate signal modification associated with installation of the project access road. As with the proposed project, with the implementation of the mitigation measures identified in Section 4.6, Transportation and Circulation and 5, Cumulative Impacts, of this Draft REIR, this alternative would have less than significant impacts. Since, the 73/22 Alternative would result in generating less traffic than the proposed project, this alternative is considered to have less transportation and circulation impacts in relation to the proposed project.

Air Quality

Vehicle emissions are the primary source of air pollutants. Air emissions would be incrementally reduced with the decrease in construction and long-term vehicle trips resulting from implementation of the 73/22 Alternative. Air quality impacts associated with the September Ranch Subdivision project can be mitigated to levels that are considered less than significant. Implementation of the 73/22 Alternative would require implementation of similar (although possibly reduced) mitigation measures to reduce this alternative's impacts to less than significant. However, since the 73/22 Alternative would generate less air quality emissions, this alternative is considered to have less air quality impacts in relation to the September Ranch Subdivision project.

Noise

Construction-related noise would be less than the proposed project because of the reduced intensity of development associated with the 73/22 Alternative. As identified in Section 4.8, Noise, of this Draft REIR, project-related long-term noise impacts are associated with the location of the inclusionary housing in relation to Carmel Valley Road. While the 73/22 Alternative would result in a slight reduction in operational traffic, it is not likely that this decrease is great enough to avoid all noise-related impacts. Prior to mitigation, the 3 market-rate residential units and the four inclusionary housing units located in the southeastern portion of the project site would experience noise levels above the County's desirable exterior standard of 60 dB for rural areas. With the inclusion of the mitigation measures, identified in Section 4.8 of this Draft REIR, noise impacts associated with this alternative and the proposed project would be reduced to less than significant for the market rate residential units. Additional mitigation measures may be required to reduce noise impacts to less than significant at the location of four inclusionary housing units, which are situated closer to Carmel Valley Road. However, since the 73/22 Alternative results in locating fewer units within close proximity to Carmel Valley Road, this alternative is considered to have fewer noise impacts in relation to the proposed project.

Biological Resources

The 73/22 Alternative would result in the removal of 1,464 Monterey pine trees and 819 coast live oak trees. In comparison to this alternative, the September Ranch project will result in the removal of 2,692 Monterey pine trees and 890 coast live oak trees. As with the proposed project, this alternative would be required to mitigate on a 1:1 basis (replacement) for the loss of individual trees and mitigate on a 3:1 basis (dedication) for the loss of developed Monterey pine/coast live oak forest acreage. The mitigation measures identified in Section 4.9 of this Draft REIR would be required for the implementation of the 73/22 Alternative. With the implementation of the mitigation measures identified in Section 4.9, Biological Resources of this Draft REIR, both the proposed project and this alternative would have less than significant impacts. However, since the 73/22 Alternative would result in removing fewer trees and impacting less acreage, reducing the disturbance to plants and wildlife, this alternative is considered to have less biological resources impacts in relation to the proposed project.

Cultural Resources

There are no known cultural resources located on the project site. However, implementation of both the proposed project and the alternative would involve earth moving activities, during which previously unknown cultural resources may be uncovered and disturbed. As with the proposed project with the implementation of the mitigation measures identified in Section 4.10, Cultural Resources, of this Draft REIR, this alternative's potential cultural resources impacts would be mitigated to less than significant. Yet, the 73/22 Alternative would result in a reduction in earth moving activities and less development; therefore, the 73/22 Alternative is considered to have less cultural resources impacts in relation to the proposed project.

Aesthetics

A visibility study was prepared and photographs were taken to illustrate the location and visibility of the inclusionary residential units. Vehicles traveling along Carmel Valley Road from both the east and west will have limited views of the units. As with the proposed project, screening trees will be planted to further obscure views (see Exhibit 6-5). Twenty-foot high orange-topped poles were erected demarcating the visibility of the four inclusionary housing units in the southeastern portion of the project site and white poles were erected to represent the location of the tree screens. As can be seen in Exhibit 6-6 (a-c), under post project conditions, with the exception of minimal views of the upper portions of the structures, the four inclusionary housing units are not visible. While, like the proposed project, mitigation (tree screens) will reduce aesthetic impacts to less than significant, since this alternative would result in less structures within proximity of existing residences, this alternative is considered to have less aesthetic impacts in relation to the proposed project.

Population, Housing and Employment

The 73/22 Alternative would result in introducing 302 people and 95 residential units into the project area. Conversely, the proposed project will result in introducing 350 persons and 109 residential units into the project area. The 73/22 Alternative results in an overall reduction in units proposed onsite; however, it would increase the amount of inclusionary residential units. Both this alternative and the proposed project are within the parameters of AMBAG's population forecasts for the project area. As with the September Ranch project, the 73/22 Alternative would be subject to the CVMP lot allocation

system. The average annual rate of allocation within the CVMP area will be limited to 37 lots; however, subdivisions may be approved for up to the maximum number of lots for the life of the tentative map. Under either the 73/22 Alternative or the proposed September Ranch Subdivision project, the inclusionary housing units are exempt from the annual allocation system. As with the proposed project this alternative would not have a significant impact upon population, housing, and employment. Yet, since the 73/22 Alternative would result in less market rate development and a greater amount of inclusionary housing; thus, providing an increase in low to moderate-income housing units, this alternative is considered to have beneficial population, housing, and employment impacts in relation to the proposed project.

Public Services and Utilities

Similar to the September Ranch Subdivision project, the 73/22 Alternative would require upgrades and/or extensions of public services and utilities. In comparison to the proposed project, the 73/22 Alternative would result in an incremental decrease in the demand for public services and utilities. However, as identified in Section 4.13, Public Services and Utilities, of this Draft REIR, the project's public services and utilities impacts will be mitigated to a level that is considered less than significant. Similarly, the 73/22 Alternative's impacts would be mitigated to less than significant. Since the 73/22 Alternative would not generate as great of a demand for public services and utilities, this alternative is considered to have less public service and utilities impacts in relation to the September Ranch Subdivision project.

6.7.1 Conclusions

When compared to the September Ranch Subdivision project, the 73/22 Alternative would result in less geology and soils, water supply and availability, hydrology and water quality, wastewater treatment and disposal, transportation and circulation, air quality, noise, biological resources, aesthetics, cultural resources, and public services and utility impacts and similar land use impacts. Moreover, the 73/22 Alternative would result in a beneficial impact as it relates to population, housing, and employment, and it does meet the project's objective of providing market rate and low to moderate-income housing.

6.8 Environmentally Superior Alternative

The environmentally superior alternative is selected among the preceding alternatives and the September Ranch Subdivision project. An alternative that is environmentally superior would result in the fewest or least significant impacts and will feasibly attain most of the objectives of the planning effort. Based on the evaluation of the alternatives in this section, the No Project/No Development Alternative would have fewer impacts than the September Ranch Subdivision project. However this alternative would not meet the project objective to provide market rate housing and low-and moderate-income housing in accordance with the existing County ordinances and the CVMP. Moreover, CEQA states that if the environmentally superior alternative is the "No Project" alternative, the EIR shall also identify an environmentally superior alternative from other alternatives. Among the seven alternatives examined, the 73/22 Alternative results in the least amount of impacts and is therefore, considered to be the environmentally superior alternative. This alternative does meet the project objective to provide market rate housing and low-and moderate-income housing in accordance with the existing County ordinances and the CVMP. In relation to the proposed project, both the September Ranch Subdivision project and the 73/22 Alternative result in less than significant

impacts when fully mitigated; however, due to the reduction in development associated with the 73/22 Alternative, this alternative's impacts would be incrementally less than the proposed project.