

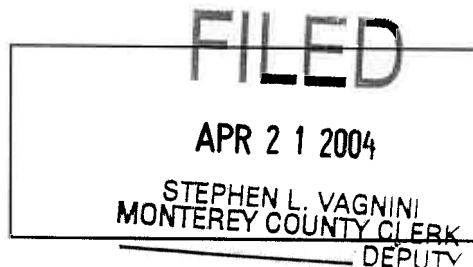
Exhibit L

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County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION



Project Title: CARMEL VALLEY RANCH LLP
File Number: PLN020280
Owner: CV RANCH LP
C/O WYNDHAM INT'L PROPERTY TAX DEP
1950 STEMMONS FREEWAY STE 6001
DALLAS TX 75207

Project Location: ONE OLD RANCH RD CARMEL
Primary APN: 416-522-020-000
Project Planner: LUIS OSORIO
Permit Type: COMBINED DEVELOPMENT PERMIT

Project Description: COMBINED DEVELOPMENT PERMIT INCLUDING: 1) STANDARD SUBDIVISION TENTATIVE MAP FOR THE SUBDIVISION OF AN EXISTING, APPROXIMATELY 218-ACRE PARCEL INTO 12 RESIDENTIAL LOTS APPROXIMATELY 6.8 TO 16.9 ACRES IN SIZE AND 4 OPEN SPACE PARCELS TALLING APPROXIMATELY 99 ACRES; 2) USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30% FOR CONSTRUCTION OF AN ACCESS ROAD; 3) USE PERMIT FOR REMOVAL OF 193 PROTECTED OAK TREES; 4) ZONING RECLASSIFICATION TO REZONE 11 EXISTING LOTS IN THE OAKSHIRE SUBDIVISION FROM "MDR/5-D-S" (MEDIUM DENSITY RESIDENTIAL) TO "O-D-S" (OPEN SPACE); AND 5) ASSIGNMENT OF THE "LDR/B-6-D-S" ZONING CLASSIFICATION (LOW DENSITY RESIDENTIAL WITH BUILDING SITE, DESIGN AND SITE REVIEW OVERLAYS) TO THE RESIDENTIAL PORTION OF THE PROPOSED SUBDIVISION AND THE "O-D-S" ZONING CLASSIFICATION (OPEN SPACE WITH DESIGN AND SITE REVIEW OVERLAYS) TO THE OPEN SPACE PORTIONS OF THE SUBDIVISION. THE SITE OF THE PROPOSED SUBDIVISION IS LOCATED IN THE AREA DESIGNATED AS "LAND RESERVE" IN THE CARMEL VALLEY RANCH SPECIFIC PLAN. THE SUBDIVISION WOULD NOT RESULT IN THE CREATION OF ADDITIONAL LOTS AS 11 OF THE PROPOSED RESIDENTIAL LOTS WOULD SUBSTITUTE 11 EXISTING UNDEVELOPED LOTS IN THE OAKSHIRE SUBDIVISION OF THE SPECIFIC PLAN. THE PROJECT SITE (ASSESSOR'S PARCEL NUMBERS 416-522-020-000 & 416-522-017-000) IS LOCATED IN THE SOUTHWESTERN PORTION OF THE CARMEL VALLEY RANCH WITH PORTIONS FRONTING ON ROBINSON CANYON ROAD, CARMEL VALLEY MASTER PLAN.

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

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

Decision Making Body: Director of Planning & Building Inspection (Ministerial Permit)
Responsible Agency: County of Monterey
Review Period Begins: 4/22/2004
Review Period Ends: 5/11/2004

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 2620 First Avenue, Marina, CA 93933 (831) 883-7500

Date Printed: 04/21/2004

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT

2620 1st. AVENUE, MARINA, CA 93933

(831) 883-7500 FAX: (831) 384-3261



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Subdivision Vesting Tentative Map and Rezoning for subdivision of an existing 218-acre parcel located in the *Land Reserve Area* of the Carmel Valley Ranch Specific Plan into 12 lots and Zoning Reclassification of 11 existing and vacant lots of record located in *Area D* (Oakshire) of the Carmel Valley Ranch Specific Plan, File Number PLN020280]. (Assessor Parcel Numbers 416-522-020-000 & 416-522-017-000). (See description below).

The project involves:

A Combined Development Permit including: 1) Standard Subdivision Tentative Map for the subdivision of an existing, approximately 218-acre parcel into 12 residential lots approximately 6.8 to 16.9 acres in size and 4 open space parcels totaling approximately 99 acres; 2) Use Permit for development on slopes greater than 30% for construction of an access road; 3) Use Permit for removal of 193 protected oak trees; 4) Zoning Reclassification to rezone 11 existing vacant lots in the Oakshire Subdivision (Area D) of the Carmel Valley Ranch Specific Plan, from "MDR/5-D-S" (Medium Density Residential, 5 Units/Acre) to "O-D-S" (Open Space); and 5) Assignment of the "LDR/B-6-D-S" Zoning Classification (Low Density Residential with Building Site, Design and Site Review Overlays) to the residential portion of the proposed subdivision and the "O-D-S" Zoning Classification to the open space portions of the proposed subdivision. The site of the proposed subdivision is located in the area designated as "Land Reserve" in the Carmel Valley Ranch Specific Plan. The subdivision would not result in the creation of additional lots as 11 of the proposed residential lots would substitute for the 11 existing undeveloped lots in Area D (Oakshire) of the Specific Plan. The project site (Assessor's Parcel Numbers 416-522-020-000 & 416-522-017-000) is located in the southwestern portion of the Carmel Valley Ranch with portions fronting on Robinson Canyon Road, Carmel Valley Master Plan.

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 First Avenue Marina, Ca. 93933. The Subdivision Committee and the Planning Commission will consider this proposal at future meetings in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from April 22, 2004 to May 11, 2004. Comments can also be made during the public hearing.

FOR ADDITIONAL INFORMATION CONTACT:

Luis Osorio, Senior Planner
Monterey County Planning & Building Inspection Department
2620 First Avenue
Marina, CA 93933
(831) 883-7525
osoriol@co.monterey.ca.us

For reviewing agencies: The Planning and Building Inspection Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

Distribution: (see below)

No Comments provided
Comments noted below
Comments provided in separate letter

COMMENTS: _____

Return to: Mr. Luis Osorio, Senior Planner
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina CA 93933

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

1. Association of Monterey Bay Area Governments
2. California-American Water Company
3. Monterey Peninsula Water Management District
4. Monterey Peninsula Regional Park District
5. Carmel Valley Fire Protection District
6. Monterey Bay Unified Air Pollution Control District
7. Monterey County Environmental Health
8. Monterey County Public Works Department
9. Monterey County Water Resources Agency
10. Ventana Chapter Sierra Club
11. Carmel Valley Land Use Advisory Committee Chair
12. Joe Hertlein
13. Zad Leavy /Jabir Adamo

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT

2620 1st AVENUE, MARINA, CA 93933

PHONE: (831) 883-7500 FAX: (831) 384-3261



REVISED INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Carmel Valley Ranch Proposed Vesting Tentative Map for a subdivision (transfer of land development rights) of an existing 218-acre site into 12 lots and conversion of 11 existing vacant lots of record located in the Oakshire area of the Carmel Valley Ranch into open space.

File No.: PLN020280

Project Location: The site of the proposed subdivision is located in the area designated as "Land Reserve" in the Carmel Valley Ranch Specific Plan. The 11 existing undeveloped lots to be converted into open space are located in "Residential Area D" (Oakshire) of the Specific Plan. The Carmel Valley Ranch is located at #1 Old Ranch Road, east of Robinson Canyon Road and South of the Carmel Valley Road in the Carmel Valley Master Plan area.

Name of Property Owner: Carmel Valley Ranch LP

Name of Applicant: Watt Commercial Properties

Assessor's Parcel Number(s): 416-522-020-000 [Site of the proposed subdivision]. 416-522-017-000 [Site of proposed access road]. 416-542-003-000, 416-542-006-000, 416-542-009-000, 416-542-011-000, 416-542-012-000, 416-542-013-000, 416-542-018-000, 416-542-025-000, 416-542-032-000, 416-542-033-000 & 416-542-037-000. [Oakshire lots to be zoned Open Space]

Acreage of Property: The area of the subject subdivision contains 218 acres; approximately 1.049 acres in the Oakshire Subdivision will be converted into open space.

General Plan Designation: The regulating land use document for development in the Carmel Valley Ranch is the *Carmel Valley Ranch Specific Plan* which is an inset of the Carmel Valley Master Plan. The

Specific Plan designates the area of the proposed subdivision as “Land Reserve” for a maximum of 100 residential units. The *Specific Plan* designates the Oakshire area as “Residential Area D” for a maximum of 85 residential units.

Zoning District: The area of the proposed subdivision (Land Reserve) does not have a zoning designation in the Monterey County Zoning Map. The lots within “Residential Area D (Oakshire) are zoned MDR/5-D-S [Medium Density Residential, 5 units per acre, with Design and Site Control]

Lead Agency: County of Monterey Planning and Building Inspection Department

Prepared By: Lynne H. Mounday, Planning & Building Services Manager and Luis A. Osorio, Senior Planner

Date Prepared: January 16, 2004 (Revised: April 20, 2004)

Contact Person: Luis Osorio, Senior Planner

Phone Number: 831-883-7545 [Mounday]/ 831-883-7525 [Osorio]

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The proposed development is comprised of two components:

- 1) Subdivision (transfer of land development rights) of the 218-acre area designated as “Land Reserve” in the Carmel Valley Ranch Specific Plan into 12 residential lots and 4 open space lots. Development of a stormwater drainage, sewage disposal and potable water facilities and the main vehicular access road. No driveways are proposed for the individual lots. All utilities would be located underground along the proposed access road. The transfer of land development rights would allow 11 existing undeveloped lots in the Oakshire “Residential Area D” of the Carmel Valley Ranch to be relocated to a more desirable developmental area. Additionally, a portion of the remaining acreage would be rezoned into open space.
- 2) Zoning Reclassification of the 11 existing undeveloped lots in the area designated as “Residential Area D” (Oakshire) in the Carmel Valley Ranch Specific Plan, from the “MDR/5-D-S” (Medium Density Residential) Zoning District to the “O” (Open Space) Zoning District.

The proposed residential lots range in size from 6.69 to 16.92 acres. Each lot includes sizeable building envelopes that are intended to allow for flexibility in the location of future residential development. The building envelopes were designed in order to avoid impacting protected plant species and habitats.

The proposed lots' sizes, building envelope size and area of open space are listed in the table below:

PROPOSED LOT AND BUILDING ENVELOPE SIZE		
LOT #	SIZE (ACRES)	BUILDING ENVELOPE SIZE (ACRES)
1	16.92	1.52
2	7.07	2.95
3	6.69	3.97
4	6.83	3.33
5	10.35	6.75
6	7.28	4.69
7	8.59	4.20
8	8.15	4.74
9	8.65	3.21
10	11.67	4.48
11	8.99	3.98
12	12.24	1.51
PARCEL A	24.48	
PARCEL B	29.37	
PARCEL C	0.69	
PARCEL D	45.25	

RESIDENTIAL LOT AREA	113.43 ACRES
OPEN SPACE AREA	99.79 ACRES
ROAD /UTILITY EASEMENT	5.43 ACRES

The proposed access road would begin at the end of Fairway Court (See Exhibit B). Fairway Court provides access to condominium units that are part of the Carmel Valley Ranch Hotel. 1/3rd of a mile of the road would be located on a parcel adjacent to the project site to the north. This portion of the road would go through areas containing slopes in excess of 30%; Development of this portion of the road would require removal of an estimated 52 protected Oak trees and require 9,300 cubic yards of cut and 7,100 cubic yards of fill. An alternative alignment for this portion of the road has been considered by the applicant (Exhibit C). Development of the road on the alternative **alignment** would require less development on slopes greater than 30%, however, it would generate more tree removal **and an significant amount of grading** but would be less visible (See discussion in Chapter VI.4 – Biological Resources).

The majority of the proposed main access road would follow an existing dirt jeep/fire access road. Three water detention ponds are proposed, on Lot Nos. 9 and 12 and on the adjacent parcel near the beginning of the access road, to accommodate stormwater runoff generated by the project.

The 11 existing and undeveloped lots in the Oakshire area of the Ranch (Exhibit B2), which would be replaced by 11 of the proposed 12 lots, range in size from approximately 3,000 to 5,300 square feet. The lots are located in heavily oak wooded areas and contain steep slopes. The Forest Management Plan prepared for the project (Appendix B) estimates that residential development on these lots would require the removal of approximately 152 oak trees.

While the proposed subdivision (transfer of land development rights) of the "Land Reserve Area" would result in the development of an undeveloped area, no new lots would be created. Currently, there are twelve legal lots of record; one in the "Land Reserve" area and 11 in the Oakshire "Residential Area D". The number of residential lots within the area of the Carmel Valley Master Plan will not increase.

B. Environmental Setting and Surrounding Land Uses:

The area of the proposed subdivision (transfer of land development area) (Land Reserve) is an irregularly-shaped parcel located in and encompassing the southernmost portion of the Carmel Valley Ranch property. It includes steep terrain and a broad bench where development is proposed. Steep terrain exists on the western, northern and southeastern portions of the property. The property descends to the west towards Robinson Canyon Road which bounds the property. The remaining portion of the property is bordered on the southwest by the Garland Ranch Regional Park and to the north, Carmel Valley Ranch and large residential parcels to the south and southeast. Areas across Carmel Valley Road to the north and Robinson Canyon Road to the southwest are visible from portions of the property. An existing public pedestrian, hiking and bridle trail meanders through the property that would not be changed or affected as a result of the proposed project.

Vegetation on the property consists mostly of live oak woodland, Baccharis Scrub and a mixture of annual and native grasslands. A small stand of Coast Redwood exists on proposed Lot No. 5. Three small areas containing Nassella Grassland (listed as a sensitive habitat by the California Department of Fish and Game) are located on Lot Nos. 1 and 2 in the northwest area of the property. A small seasonal wetland area is located along a portion of the existing dirt access road in proposed Lot No.1; vegetation within this area include arroyo willows and common rush in the wet season and alkali mallow in the dry season. A number of Monterey dusky-footed woodrat nests were found on the property; this is listed as a Species of Concern by the California Department of Fish and Game. No endangered animal or plant species were identified on the property.

The existing 11 lots to be rezoned to open space are located in the Oakshire Subdivision area of the Ranch, north of the subdivision site and south of the Carmel River. This subdivision

contains a total of 34 lots located on steeply sloping terrain, some containing slopes in excess of 40% and containing heavily wooded Oak woodland areas.

PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems		

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

☐ Check here if this finding is not applicable

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

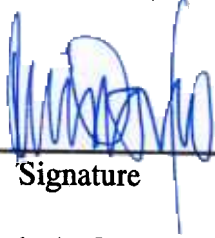
EVIDENCE: Review of the proposal indicates that lots are being shifted from one area of Carmel Valley Ranch to another consistent with the Carmel Valley Master Plan and the Carmel Valley Ranch Specific Plan. Because the impacts arising from the number of lots being created will increase by only one lot it is assumed that there will be no additional impact on the environment with relation to Hazardous materials [not used in the type of land use contemplated], Mineral Resources, Public Services, Utility/ Service Systems, Agricultural Resources, Cultural Resources, Noise, Recreation, Air Quality, Land Use/Planning, Population/Housing, Transportation/Traffic.

B. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE

DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Luis A. Osorio

Printed Name

April 20, 2004

Date

Senior Planner

Title

V. *EVALUATION OF ENVIRONMENTAL IMPACTS*

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

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

VI. ENVIRONMENTAL CHECKLIST

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

Discussion/Conclusion/ Conditions and Mitigations:

a, b, c) The proposed lots and building envelopes are located in an area designated as “Visually Sensitive” in the Greater Monterey Peninsula Area Plan (GMPAP) (See Exhibit C). However, the building envelopes are located in areas where residential development would not be visible from public viewing areas nor would be significantly visible from other properties and residential units in the area, therefore allowing for development that complies with relative General Plan Policies and Policy 26.1.32 of the Carmel Valley Master Plan (CVMP) which requires minimum disruption of views from existing homes. The assignment of the “LDR/B-6-D-S” Zoning District to the proposed parcels would provide additional opportunities for project review and assurance of compliance with these policies.

The proposed access road would be located on two separate parcels. A portion of the road would be located on an adjacent parcel (Assessor Parcel Number 416-522-017-000), and the rest of the road would be located on the parcel subject to the proposed subdivision (Assessor Parcel Number 416-522-020-000). The beginning portion of the road would ascend from the terminus of Fairway Court through a dense oak woodland area and enter the subdivision site through a fairly flat and non-visible area. This portion of the road is located in an area designated as “Highly Visually Sensitive” in the GMPAP and would be visible from the adjoining area of the golf course, other areas inside Carmel Valley Ranch, and also from a few points on Carmel Valley Road. The golf course and other areas of Carmel Valley Ranch are not public *viewing area* and therefore visibility of the road from these areas is not an issue policy-wise. Visual impacts of the road from Carmel Valley Road would not be significant on account of the significant distance and the amount of road visible.

Development of the road along the proposed alignment in adjacent parcel would require removal of an estimated 62 Oak trees and 5,200 cubic yards of grading (3,450 cubic yards of cut and 1,750 cubic yards of fill). As stated above, only the beginning portion of the road would be visible while

the majority of the road would remain substantially screened by additional oak woodland areas alongside. An alternative road alignment for this portion of the access road has been considered by the applicant that would require removal of 146 Oak trees, 15,500 cubic yards of grading (14,150 cubic yards of cut and 1,400 cubic yards of fill). Improving of the existing dirt access road to provide vehicular access is infeasible on account of fire access and geologic constraints.

Construction of the access road in the parcel subject to the subdivision would require minimum disruption as it follows a basically flat slope configuration. A Preliminary Grading and Erosion Control Plan (Appendix 8) have been submitted in compliance with requirements of Policy 3.1.15 of the Carmel Valley Master Plan. The plan has been reviewed by staff and indicates that necessary grading for construction of the access road would not result in significant hillside scarring, cutting, filling, grading and vegetation removal.

c) Development of residential units on the proposed lots in the *Land Reserve* area would result in the creation of lighting and illumination sources and potential glare from them in an area currently undeveloped. However, the potential impacts of these light sources and glare would not be significant on account of the distance of the potential building sites from other residential units in the area, the no visibility from public viewing areas and the scarce number of residential units in the immediate vicinity of the site. In addition, application of the “LDR/B-6-D-S” Zoning District to the proposed lots would allow an opportunity to further review the location and amount of light fixtures on the lots.

Conclusion:

Impacts from Residential Development:

Potential visual impacts from the proposed project must be viewed in terms of the conversion of the 11 existing lots in the Oakshire area into permanent open space and the elimination of their development potential. Development in these lots would require almost complete tree removal on steeply sloping lots and result in additional vegetation removal and visual impacts from Carmel Valley Road. The proposed lots contain areas where residential development would require much less tree removal and which would, therefore, result in comparatively less visibility and potential visual impacts public viewing areas.

Impacts from Road Development:

Both the proposed and the alternative road alignment are located in an area designated as “Highly Visually Sensitive.” The analysis of the potential visual impacts of both road alignment alternatives must be done from the perspective of their visibility from public viewing areas and the visual protection policies, and the requirements of Policies 26.1.24 and 26.1.25 of the Carmel Valley Master Plan. The latter generally require that visible alteration of natural land forms from cutting, filling, grading and vegetation removal be minimized through siting, design and maximum possible restoration; and that permanent non-vegetated hillside be discouraged and allowed to occur only if no other reasonable alternative is available.

Within this context, staff considers that the proposed alternative alignment would best comply with both the visual and hillside protection policies mentioned above. This is based on that this alignment would be located entirely through the oak wood area behind the hotel units on Fairway

Court (See Exhibit C) where development would result in reduced and minimal visual impacts on the Carmel Valley Ranch property, including the golf course, would also reduce visibility from Carmel Valley Road. Additional grading and tree removal would not result in added visibility of the road nor on significant visual hillside scarring. The condition recommended below would assure compliance with the requirements of the applicable policies mentioned above by reducing and minimizing potential impact on the conditions of affected hillsides along the entire road alignment and assuring revegetation of disturbed slopes.

Recommended Condition:

1.1 A Slope Restoration, Revegetation and Erosion Control Plan shall be prepared by the consulting engineer and a consulting biologist, to mitigate short-term impacts from construction of main access road and the long-term impacts on the stability of all disturbed slopes. The plan shall be incorporated into the project plans and specifications. The plan shall contain the following:

a) Appropriate erosion control measures to protect bare soil areas and slopes within the project site during the duration of the project. Cut slopes shall not exceed 1 ½ to 1 except as specifically approved. Slope rounding shall be a minimum of 10 feet by 10 feet to include replacement of top soil.

b) A Revegetation and Landscaping Plan for the restoration of all bare road shoulders, reconfigured slopes along the road alignment and any other areas disturbed as a result of the construction of the project. The plan shall be prepared by a consulting biologist and shall contain a planting palette of appropriate native plants and grasses to be used, success criteria, and contingency planning if those criteria are not met. The plan shall also include a list of Best Management Practices for its monitoring and implementation and shall also include a monitoring schedule for a minimum period of three years. A plan review fee in effect at the time of submittal shall be paid. All revegetation/landscaping plant material shall be installed prior to issuance of a final grading permit. (Planning & Building Inspection)

Recommended Mitigation Measure:

1.1 *The final delineation of the building envelope for proposed Lot No. 2 shall be staked viewed and agreed upon by staff from Planning and Building Inspection Department. If determined necessary by staff, the building envelope shall be revised to avoid any future ridgeline development on the lot or any development that would result in significant visibility and visual impacts to public viewing areas. (Planning and Building Inspection Department) (C.V. 26.1.9.1)*

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion/Conclusion/Conditions and Mitigations:

There is no agricultural land or resources contained within the Oakshire or Land Reserve area of the Carmel Valley Ranch Specific Plan.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in significant construction-related air quality impacts? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Conditions and Mitigations:

See section IV.A. above.

4. BIOLOGICAL RESOURCES

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

4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Conditions and Mitigations:

a, c) A Biological Assessment (Assessment) was prepared for the project (Appendix A) in compliance with applicable policies of the Carmel Valley Master Plan. The assessment indicates that vegetation on the property consists of live oak woodland, Baccharis scrub and a mixture of grasslands. The assessment identified a seasonal wetland and a small grove of coast redwood both of which qualify as *areas of biological significance* per Policy 7.1.1.1 of the Carmel Valley Master Plan; the former is located alongside a portion of the existing dirt access road in the boundary between proposed Parcel A (open space) and proposed Lot No. 1; and the latter is located on a portion of proposed lot No.5. In addition, the assessment identified a number of nests of the Monterey dusky-footed rat throughout and about a one-half acre area of Nassella Grassland on portions of proposed Lot Nos. 1 and 12. According to the assessment, both the dusky-footed rat and the Nassella Grassland are listed as a Species of Concern by the California Department of Fish and Game. No endangered plant or animal species or critical habitat areas were identified on the site.

The proposed project does not include any residential or road development in areas with identified species of concern or areas of biological significance as defined in Policy 7.1.1.1 of the Carmel Valley Master Plan. The Biological Assessment contains a specific recommendation to implement dismantling by hand of the identified dusky-footed rat within proposed building envelopes; this recommendation will be made a condition of approval of the proposed project.

Additionally, in compliance with the requirements of Policy 7.1.1.1 of the Carmel Valley Master Plan, staff will recommend a condition of approval of the project (Condition No. 4.1 below) requiring that identified areas of biological significance -wetland, stand of coast redwoods and areas with Nassella Grassland- be placed in conservation easements with specific provisions in their deeds for their appropriate management and conservation. Lastly, staff will also recommend that the property boundary between proposed Lot No. 1 and Parcel A in the area of the identified wetland be modified to include the entire wetland area in Parcel A (Condition No. 4.2 below). This would assure that the wetland area is managed and maintained in a manner that would assure its long-term maintenance and conservation.

e) The proposed 218-acre subdivision site contains approximately 146 acres of Oak woodland. Oak trees are a protected tree species in the area of the Carmel Valley Master Plan. The proposed project includes the removal of an estimated 193 Oak trees of different sizes. 62 trees would be removed for development of a portion of the access road on the adjacent parcel (APN 416-522-017-000); 146 trees, 84 more trees than on the proposed alignment of this portion of the road, would be removed for development of this portion of the access road on the alternative alignment also considered by the applicant (Refer to Section VI.1 – Aesthetics). 25 trees would be removed for development of the access road thru the site subject to the subdivision (APN 416-522-020-000); and an estimated 106 trees would be removed for development on the residential lots as proposed. These estimates are contained in the Forest Management Plan (Appendix B) and a Supplemental Report (Appendix C) prepared for the project by Staub Forestry and Environmental Consulting.

Conclusion:

Biological Resources: Application of all recommendations from the Biological Assessment and staff recommendations would (Condition Nos. 4.1, 4.3 & 4.4 below) assure that potential impacts from the project are less than significant and no additional mitigation measures are required. Refer to Section VI.3 (Aesthetics) for additional discussion regarding slope disturbance and the recommended condition for slope revegetation.

Tree Removal: The provisions of Chapter 21.64.260 D (5) require that findings be made to approve tree removal, stating that the proposed tree removal be the minimum under the circumstances of the particular case and that it not involve the risk of adverse potential environmental impacts. The Forest Management Plan indicates (p.4) that “tree loss is expected to occur on nine of the twelve lots” and that “Due to the configuration of building envelopes and dispersal of trees within building envelopes, proposed housing sites and driveways can be positioned in order to avoid or minimize tree removal.” The specific number of tree removal per lot is illustrated on Table 1 of the Plan. The Plan states that the number of Oak trees proposed to be removed amounts to less than 1% of the estimated total number of Oak trees (21,649) existing on the site. Finally, the Plan concludes (p.8) that “Combined with the use of appropriate design and construction methods, tree removals for this project are minimized given the circumstances of this case and setting.”

Development of the project would require removal of either 193 or 277 oak trees depending on the alignment chosen for development of the access road. Either of these amounts must be seen in the context of the development potential of the existing 11 lots in the Oakshire area which would require removal of an estimated 152 trees. In this context, development of the project would require removal of either 41 or 125 more oak trees than the 152 that would be removed for development of the existing lots in Oakshire. Additional tree removal in either scenario would not be significant given the characteristics and size of the oak woodland areas in the site.

Staff agrees with the conclusion of the Forest Management Plan that, when seen as a percentage of the total number of trees on the site, the proposed oak tree removal would be minimal. In addition, further reductions in oak tree removal required by Condition No. 4.5 below, and the requirement that all tree removal and replacement be implemented per recommendations of the Forest Management Plan (Condition No. 4.6 below), would assure full compliance with the provisions of

Chapter 21.64.260 of Title 21 and that the project result in less than significant and no additional mitigation measures would be required.

Recommended Conditions:

- 4.1 A conservation easement shall be conveyed to the County over those portions of Lot Nos. 1 and 12 containing areas of Nassella Grassland; and over the portion of lot No. 5 containing a Redwood stand. An easement deed shall be prepared for the individual lots describing the area covered by the easements and containing specific provisions to guarantee their long-term maintenance. The deeds shall be submitted to and approved by the Director of Planning and Building Inspection.
- 4.2 The boundary between proposed Lot No. 1 and Open Space Parcel A shall be realigned in the area of the identified wetland so that the wetland is fully included in Parcel A. The boundary realignment shall allow for a buffer area of at least 50 feet from the wetland. In addition, the Conservation Easement Deed required for Parcel A under condition No. 5 shall contain specific provisions designed by a professional biologist for the long-term protection and maintenance of the wetland area.
- 4.3 A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Biological Assessment dated May 30, 2003, has been prepared on this property by Rana Creek Habitat Restoration, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor.
- 4.4 All dusty-footed rat nests on the property shall be identified prior to construction of the main access road and prior to any development on the individual lots. Any nest to be affected by development shall be removed by hand under the supervision of a professional biologist at a time deemed appropriate by the biologist.
- 4.5 The proposed building envelopes for Lot Nos. 4, 5, 6 and 7 shall be revised to exclude from them Oak woodland areas located in the northern portions of these lots.
- 4.6 A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Forest Management Plan dated February 2003, has been prepared on this property by Staub Forestry and Environmental Consulting, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property and the newly created lots." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor.

5. CULTURAL RESOURCES

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

Discussion/Conclusion/Conditions and Mitigations:

This category of environmental resource was cleared by a professional reconnaissance conducted on November 6 & 18, 2002 and continued on January 24th 2003. The survey by Archaeological Consulting of Salinas, California identified an alignment of rocks believed to be a prehistoric cupola on proposed Lot No.1. However, the survey found no historic or archaeological resources that would be impacted by the proposed subdivision. The survey recommends that care be taken to avoid incidental damage of the cupola and a condition related to possible future sub-grade discoveries being possible due to excavation. The standard condition for archaeological resources will be applied to all future permit activity based upon development in the high and moderate sensitivity zones designated on the County archaeological resource maps. See Section IV.A. above.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source:) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Conditions and Mitigations:

A "Preliminary Geotechnical Feasibility Study" (Appendix 5) and a "Preliminary Geologic Investigation" (Appendix 4) were prepared for the project. The "Preliminary Geotechnical Feasibility Study" identifies certain constraints relative to seismic shaking hazard, landsliding, cut/fill transition development, expansive soils, erosion and stormwater runoff and potential building and foundation settlement. The Geotechnical Feasibility Study contains general recommendations for grading and foundation development, and lot-specific recommendations for building location. In general, these recommendations indicate that proposed building envelopes are suitable for the development of single-family dwellings and vehicular access, provided that the recommendations are followed at the building construction stage.

The "Preliminary Geologic Investigation" (investigation) describes regional and site geologic and seismic conditions, potential geologic hazards and recommendations for residential development. The investigation identifies potential geologic hazards from erosion and soil creep, bedding, landsliding and seismic shaking. More specifically, the investigation identifies areas of the subject site with areas constrained by these specific geologic hazards. One of the more constrained areas is located alongside the existing dirt access road; this area contains a deep-seated landslide which prevents improvement of this road to provide main vehicular access. Other constrained areas include additional landslide deposits, debris flows and fans and gullies located within the proposed lots. While these areas have been avoided, for the most part, through project design, development within them could result in potentially significant impacts unless mitigation measures are implemented.

Conclusion:

Both the "Preliminary Geotechnical Feasibility Study" and the "Preliminary Geologic Investigation" conclude that from a preliminary perspective, residential development on the proposed lots is feasible. However, the "Preliminary Geologic Investigation" identifies certain areas within proposed Lot Nos. 3, 7, & 8 as *Geologically Suitable Building Envelopes*. Residential development outside of these areas could result in potential significant impacts requiring mitigation. The "Preliminary Geologic Investigation" also recommends a 100-foot setback from all areas in the proposed lots containing slopes greater than 30% to prevent impacts and degradation of those slopes. These recommendations are stated below as recommended mitigation measures and their implementation would assure that the project does not result in potential significant impacts.

Recommended Conditions:

- 6.1 A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Preliminary Geologic Investigation dated February 17, 2003, has been prepared for the project by Rogers E, Johnson & Associates, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor.
- 6.2 A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Preliminary Geotechnical Report dated February 2003, has been prepared on this property by Haro, Kasunich and Associates Inc., and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor.
- 6.3 The proposed building envelope on Lot No.5 shall be revised to exclude the Debris Fan area identified in the Preliminary Geologic Investigation prepared for the project.

Recommended Mitigation Measures:

- 6.1 *The proposed building envelopes on Lot Nos. 3, 7 & 8 shall be revised to match the "geologically suitable building envelope" areas designated for those lots in Plate No. 1 of the Preliminary Geologic Investigation prepared by Rogers E. Johnson & Associates, dated February 17, 2003.*
- 6.2 *The proposed building envelopes on Lot Nos. 1, 2, 4, 6, 9, 10, 11 & 12 shall be revised to provide a 100-foot setback from all areas containing areas with slopes greater than 30%. Where such setback can not be provided to allow for a reasonable building area, a detailed design-level geologic/geotechnical investigation shall be prepared for each of these lots by the respective property owners, addressing the specific-lot issues contained in the Preliminary*

Geologic Investigation prepared for the project, and containing specific recommendations for foundation design, soil treatment and stormwater runoff dispersion. If the detailed design-level geologic/geotechnical investigation concludes that development within these 100-foot setbacks is unfeasible or constraints unmitigable, the lot lay out or proposed building envelopes shall be revised to provide building areas where development is feasible.

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

Discussion/Conclusion/ Conditions and Mitigations:

The land of the site is rolling to steep wooded former grazing land. It contains no known or registered hazardous waste or materials and presents no hazards to development other than the geologic and geotechnical hazards discussed above. It is high above the flood plain of the Carmel River. The proposal to create 12 residential sites does allow for household hazardous materials that are not considered to be a significant adverse hazard or effect. See section IV.A., above.

8. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Conditions and Mitigations:

- c) A Preliminary Drainage Report was prepared on February 20, 2003, by WWD Corporation, Engineering, Surveying, Planning Consultants of Monterey California for the proposed development (Appendix H). The report states, (p.2) that “the existing drainage characteristics of the site depicted that the site is generally divided into three basins by the peaks of the mountains.” The basins are identified in Exhibit B of the Report. The basins drain westward towards Robinson Canyon Road, northward towards Holt Road and northward/eastward towards the golf course. Table 1 of the Report (p.4) indicates the increase of stormwater runoff rates as a result of the proposed development of the project. The report includes a preliminary drainage plan that reroutes portions of the existing basins into new basins and contains storm drains, swales, 3 detention/infiltration ponds and roof water dispersion outlets to accommodate and direct the additional stormwater runoff generated by the project. Standard energy dissipaters are also included to prevent slope erosion in descending sloped areas from the detention basins. Implementation of a final drainage plan upon review and approval by the Monterey County Water Resources Agency and the Planning & Building Inspection Department would assure less than significant impacts. In addition, all natural drainage channels would be located in drainage easements per the recommendation of the Public Works Department. The project will be conditioned accordingly with this and other conditions from the Water Resources Agency.

The assignment of the “LDR/B-6-D-S” Zoning Designation to the area of the proposed subdivision is a part of the consideration of the project. Assignment of this designation would allow the review and conditioning of residential development on the individual lots with regard to structural and impervious surface drainage, erosion control and compliance with the subdivision’s approved final drainage plan.

Recommended Conditions:

- 8.1A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts that includes road improvements and construction of stormwater detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety.
- 8.2 A note shall be recorded on the final map stating that any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect. Lots unable to tie into the subdivision drainage improvements will require on-site retention.
- 8.3 That all natural drainage channels be designated on the final map by easements labeled “Natural Drainage Easement.”

9. LAND USE AND PLANNING

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

Discussion/Conclusion/Conditions and Mitigations:

b) The subject project site includes two adjacent and separate parcels: a 218-acre parcel (Assessor Parcel Number 416-522-020-000) and a 23-acre parcel (Assessor Parcel Number 416-522-017-000); both parcels are a part of the Carmel Valley Ranch property which is located within the Carmel Valley Master Plan area. The proposed residential lots would be located on the 218-acre parcel and a portion of the access road would be located on the 23-acre parcel. Development of both parcels is subject to the land use designation and the development standards of the Carmel Valley Ranch Specific Plan (Specific Plan). The 218-acre parcel does not have a regular land use or zoning designation per County policies; instead, this area is designated as *Land Reserve Area* in the Specific Plan for development of a maximum of 100 residential units. The smaller parcel is designated as "MDR/4.54-D-S" (Medium Density Residential, 4.54 Units/Acre with Design and Site Review Overlays).

Because of resource and infrastructure constraints, namely lack of water resources & road capacity limitations, it is very unlikely that the 100 units identified for development in the *Land Reserve Area* would ever be developed on the site. The proposed number of residential lots (12) is well below that number and therefore complies with the designated land use density in the Specific Plan. The development standards of the Plan for single family lots include standards for minimum building site area, height and building coverage as well as clustering of residential units. Review of the application by staff indicates that the proposed lot lay out would allow for development of residential lots that comply with those standards resulting in no impact. Additionally, assignment of the "LDR/B-6-D-S" zoning designation to the area of the proposed subdivision, which is a part of the project description, would assure that future residential development complies in this area with other regulations of the Carmel Valley Master Plan and the Zoning Ordinance.

Also refer to the Finding under Section IVA above and also the discussion under Section 4 Biological Assessment.

10. MINERAL RESOURCES

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

Discussion/Conclusion/Conditions and Mitigations:

See Section IVA above.

11. NOISE

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

Discussion/Conclusion/Conditions and Mitigations:

See Section IV.A Above. The 12 residential lots are large and situated above the plain with Carmel valley Road. The Carmel Valley Road is located about 1 mile to the north outside any significant noise contour line for affecting these homesites, as shown on Figure 9 of the Monterey County General Plan.

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

Discussion/Conclusion/Conditions and Mitigations:

See Section IV. A above. The movement of 11 lots from Oakshire Subdivision tract site to the Reserve site and the addition of one more lot will have no significant impact upon the local housing in the area.

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

13. PUBLIC SERVICES

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Other public facilities? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Conditions and Mitigations:

See Section IV.A above. There is no incremental shift in requirements for any services since, numerically, only one new lot will be created.

14. RECREATION

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

Discussion/Conclusion/Conditions and Mitigations:

See Section IV.A above. The larger lots could reduce recreational demand, but regardless, the recreational facilities at Carmel Valley Ranch [tennis, golf, and hiking trails] already exist with adequate capacity to serve this area. Hiking trail easements shall be required on the Final Map to allow the residents the opportunity to access other trails through the open space areas.

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e) Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f) Result in inadequate parking capacity? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/ Conditions and Mitigations:

The "Carmel Valley Ranch Residential Development Traffic Study" prepared for Watt Commercial Properties, Prepared by Hexagon Transportation Consultants and dated July, 16 2003 reached the following conclusions on page 25 of the report:

"The potential impacts of the project were evaluated in accordance with the standards set forth by Monterey County. The study included the analysis of AM and PM peak-hour traffic conditions for three unsignalized intersections, ten segments of Carmel Valley Road, and Highway 1.

Based on the level of service analysis, the project is not projected to have an adverse impact on any of the nearby intersections or Carmel Valley Road segments. Nevertheless, the project will be subject to the Carmel Valley Road improvements impact fee. This fee was adopted to fund improvements to Carmel Valley Road in response to actual and projected traffic increases beyond established volume threshold.

The project would add two trips to the intersection of Highway 1 and Ocean Avenue, which is operating at LOS F. The County is preparing a project study report (PSR) to widen Highway 1 which will improve LOS at all intersections including Ocean Avenue. The County has been collecting a fee for impacts to highway 1 to pay for improvements. The project will be subject to the fee.”

Notwithstanding the conclusions of the traffic report that no adverse impacts would result from the project, it must be noted that the proposed lots have the potential for development of habitable accessory structures -specifically senior citizen units and caretaker units- which development would be impossible on the lots in the Oakshire area because of zoning standards for those lots. Since the premise of the creation of the lots in the proposed subdivision is that they would substitute for the existing lots at Oakshire and would have equivalent overall impacts, development of these accessory structures could result in additional traffic impacts if allowed. These traffic impacts would contradict the current policy of the Board of Supervisors of denying any new residential subdivisions that would result in the generation of additional traffic impacts on Carmel Valley Road. Therefore, the project, if approved, must be conditioned to not allow development of habitable accessory structures on the proposed lots. A condition of approval would be recommended to require recordation of deed restrictions for the individual lots prohibiting development of such units until the time that traffic issues on Carmel Valley Road and Highway 1 are resolved. No other conditions or mitigation measures are necessary.

Recommended Conditions:

15.1 A Deed Restriction shall be included in title for each lot within the subdivision stating: “No caretaker units or senior citizen units are allowed in this lots until capacity improvements are completed on Carmel Valley Road and Highway One that would allow additional vehicular traffic from such units without further decreasing the traffic levels of service, or until the Boar of Supervisors has determined that such improvements are not further necessary and additional traffic is allowed.”

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

16. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Conditions and Mitigations:

b) California American Water Company provides both water and sewer treatment services in the area of the proposed subdivision. However, a portion of the area of the subdivision is located outside of California American's sewer treatment service area. The application includes the construction of sanitary sewer lines to connect to California American's sewer treatment facilities. California American has issued a letter, dated April 7, 2003, indicating that it will provide sanitary sewer services to the proposed project. Therefore, development of the project would not require or result in the construction of new wastewater treatment facilities or upgrade of existing facilities. However, annexation of the area currently outside of the service area boundary would be required to provide these services to the entire area of the subdivision.

c) Refer to discussion in Section VI.8 (Hydrology).

d) Potable water for the proposed lots would be provided from existing water credits of the Carmel Valley Ranch (Ranch). Specifically, the Ranch has water credits from undeveloped projects within Area F of Ranch's recorded subdivision map and from upgrades to the Ranch's commercial laundry facility. Development within Area F was part of the Ranch' original land use entitlements; some of this development has not been built. These credits total approximately 13-14 acre/feet of water and have been documented in previous applications for development within the Ranch as well as in correspondence from the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District (Exhibit D).

Recommended Condition:

16.1. The portion of the proposed subdivision located outside of the California American Service area shall be annexed and the boundary expanded to include the total area of the subdivision.

MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

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

Discussion/Conclusion/Condition and Mitigation:

See both Sections IV. A. and the discussion throughout the Initial Study.

FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described

herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

Conclusion: The project will be required to pay the fee.

Evidence: The Dusky-footed Woodrat a species of concern in California has been discussed in item # 4 above. The wetlands and protection of Native California grasslands is also discussed and the mitigation measures therefore are to be applied as conditions of approval.

IX. REFERENCES

- 1) Project Application/Plans in Planning and Building Inspection Department file PLN020280
- 2) Monterey County General Plan as amended through November 5, 1996.
- 3) Carmel Valley Master Plan, County of Monterey, April, 1987.
- 4) Carmel Valley Ranch Specific Plan adopted 12-07-1976, revised 2-14-1995

EXHIBITS

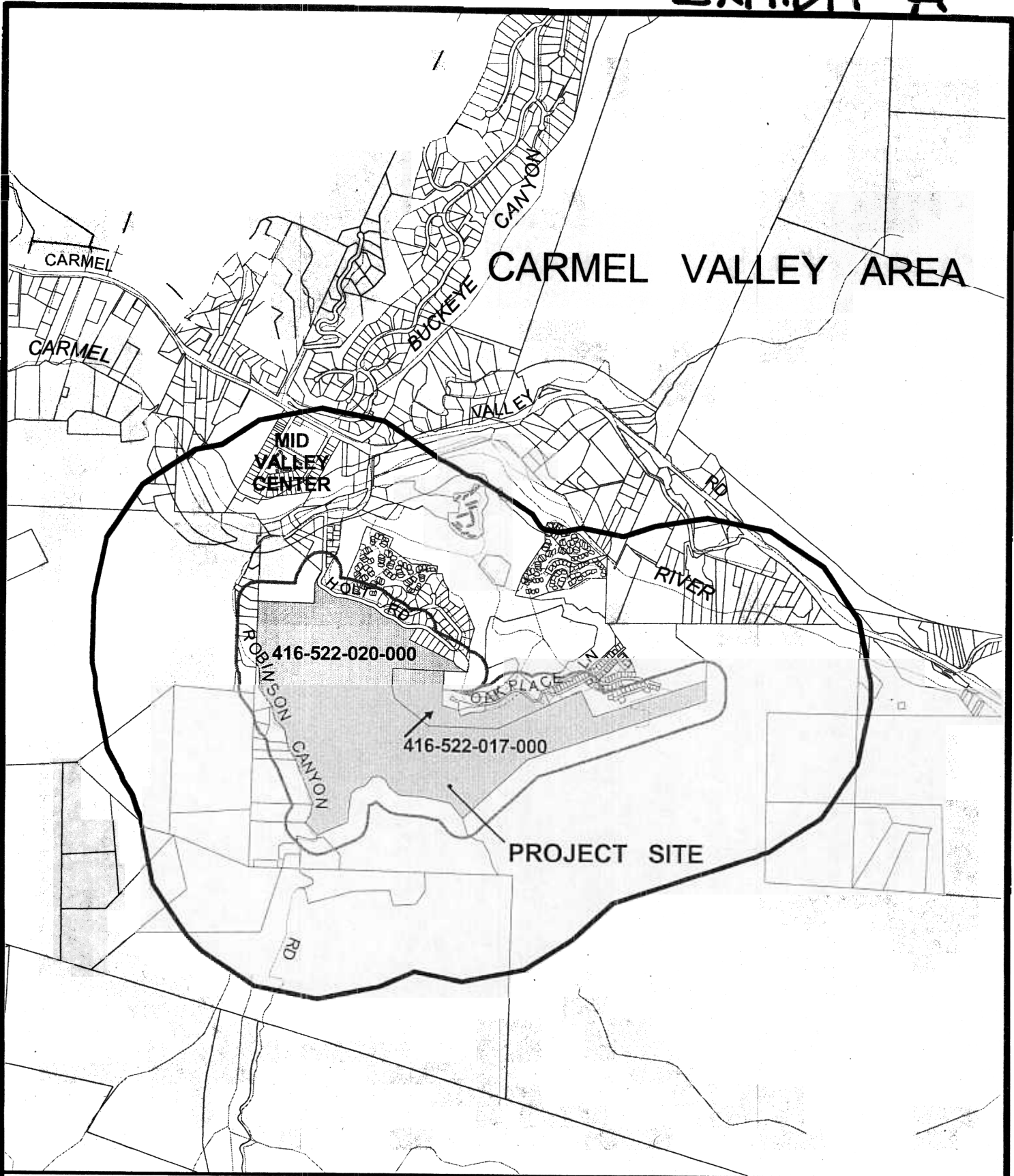
- EXHIBIT A:** Project Location Map
EXHIBIT B1: Project Plans (Vesting Tentative Map)
EXHIBIT B2: Existing Oakshire Lots
EXHIBIT C: Alternative Access Road Location
EXHIBIT D: Documentation Regarding Availability of Water Credits

APPENDIX LIST

1. "*Carmel Valley Ranch Parcel 6 Biological Assessment*", prepared by Dale Hameister, Rana Creek Habitat Restoration, Revised May 30, 2002. Report contained in Planning and Building Inspection Department file PLN020280.
2. "*Forest Management Plan for Carmel Valley ranch 12 Lot Subdivision [APN 416-522-020-000 (Parcel 6)]*" prepared by Stephen R. Staub, registered Professional Forester, License # 1911, Staub Forestry and Environmental Consulting, February 14, 2003. Report contained in Planning and Building Inspection Department file PLN020280.
3. "Carmel Valley Ranch Residential Development Traffic Study", prepared by Hexagon Transportation Consultants, Inc. June 16, 2003. Report contained in Planning and Building Inspection Department file PLN020280.
4. "*Preliminary Geologic Investigation, Carmel Valley Ranch Reserve, Carmel Valley, Monterey County, California, Monterey County APN 416-522-020*" prepared by James A. Olson, Project Geologist, C.E.G. 3 2267, and Rogers E. Johnson Principal Geologist C.E.G. # 1016, Rogers E. Johnson and Associates, Consulting Engineering Geologists February 17th, 2003. Report contained in Planning and Building Inspection Department file PLN020280.
5. "*Preliminary Geotechnical Feasibility Report for Carmel Valley Ranch Reserve 12-lot Residential Subdivision Monterey County, California*" prepared by Elizabeth M. Mitchell, Senior Project Engineer, C.E.28506, G.E. #382, Haro, Kasunich and Associated, Inc. February 19th, 2003. Report contained in Planning and Building Inspection Department file PLN020280.

6. *“Preliminary Archaeological Reconnaissance for the Watt Property at Carmel Valley Ranch. Carmel valley, Monterey County, California”* prepared by Mary Doane, B.A.; and Gary S. Breschini, Ph.D., RPA Archaeological Consulting, January 28, 2003. Report contained in Planning and Building Inspection Department file PLN020280.
“Preliminary Drainage Report for Carmel Valley Ranch Proposed 12 Lot Residential Development, Carmel Valley California, Monterey County, APN 416-522-020-000” prepared by WWD Corporation, February 20, 2003.
8. *“Preliminary Grading and Erosion Control Plan, Carmel Valley Ranch 12 Lot Subdivision”* prepared by WWD Corporation, June, 2003.

EXHIBIT A



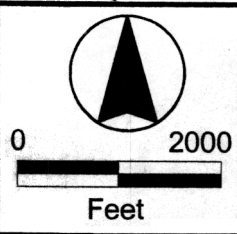
APPLICANT: CARMEL VALLEY RANCH LLP

APN: 416-522-020-000 & 416-522-017-000

FILE# PLN 020280

300' Limit

2500 Limit



PLANNER: OSORIO

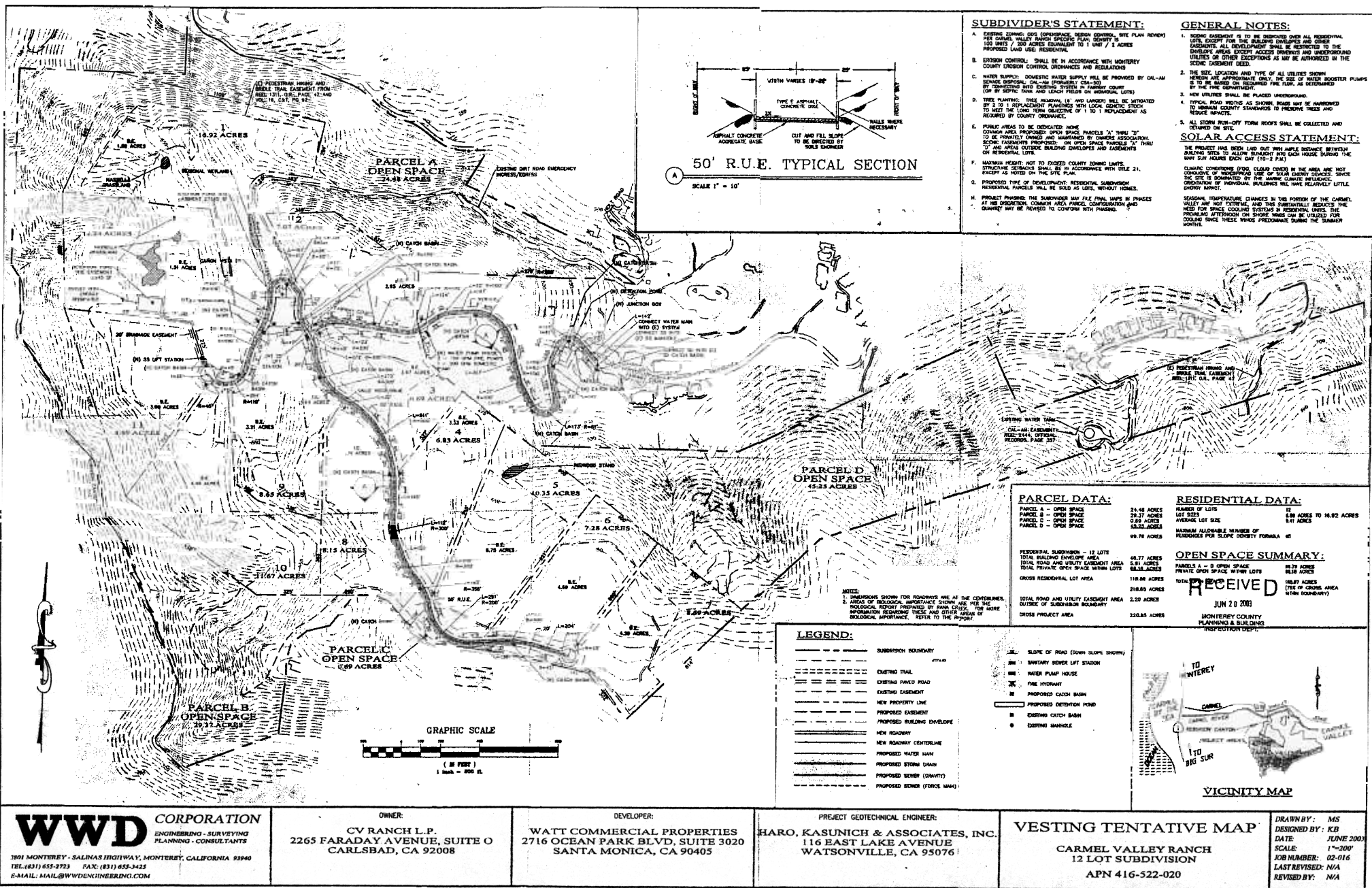


EXHIBIT B1

TAX RATE AREA 169-09

02-04

ROBINSON CANYON ROAD
CARMEL VALLEY RANCH
UNIT NO 3 - SEE PAGE 55

02-04

132.111 AC.

169-12

W.W.T. PLANT

0.530 AC.

56-1 CLUB PLACE

7.834 AC.

522

COURSE PARCEL

OPEN SPACE

3.440 AC.

54-1

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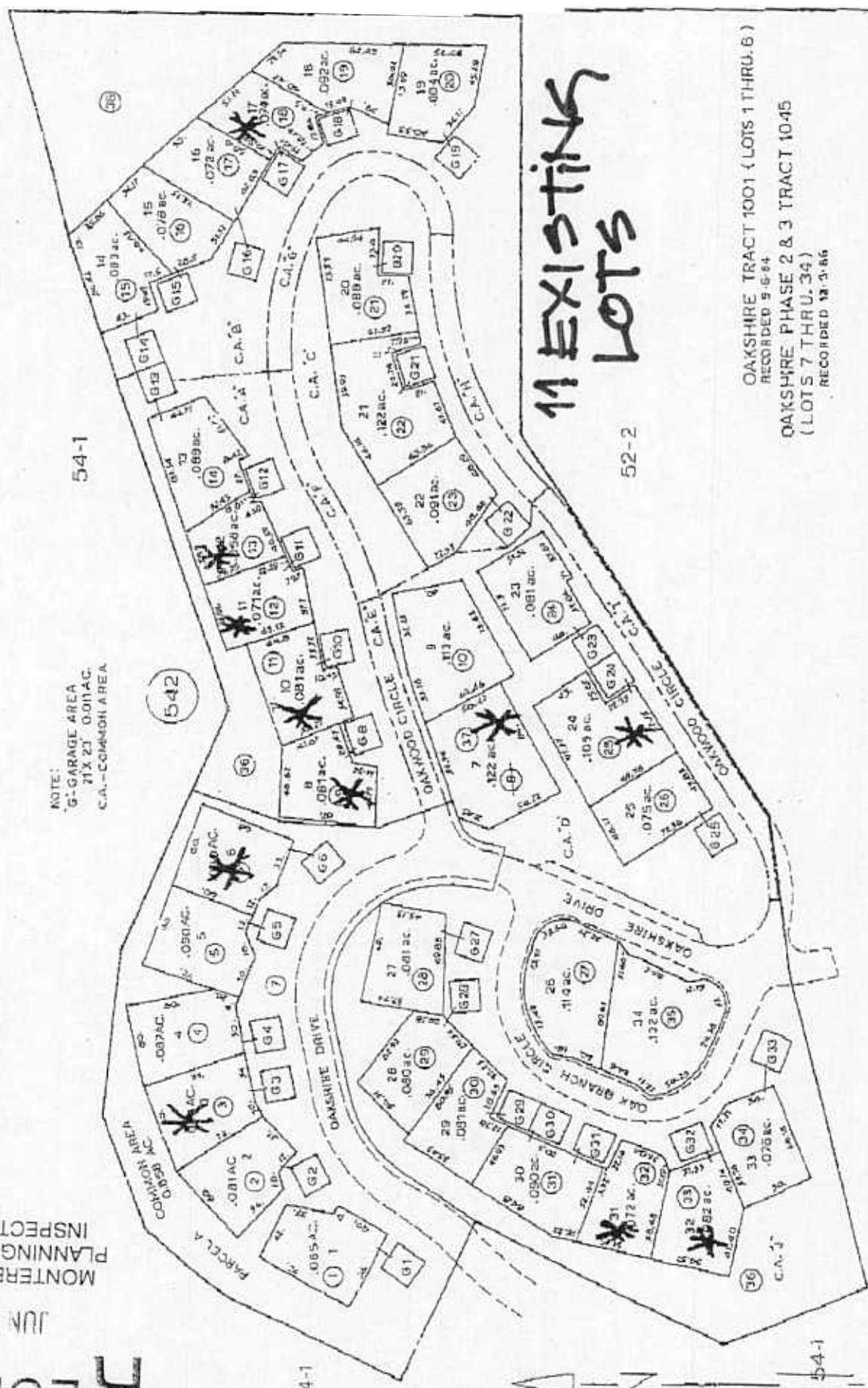
MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

JUN 25 2003

TAX CODE AREA

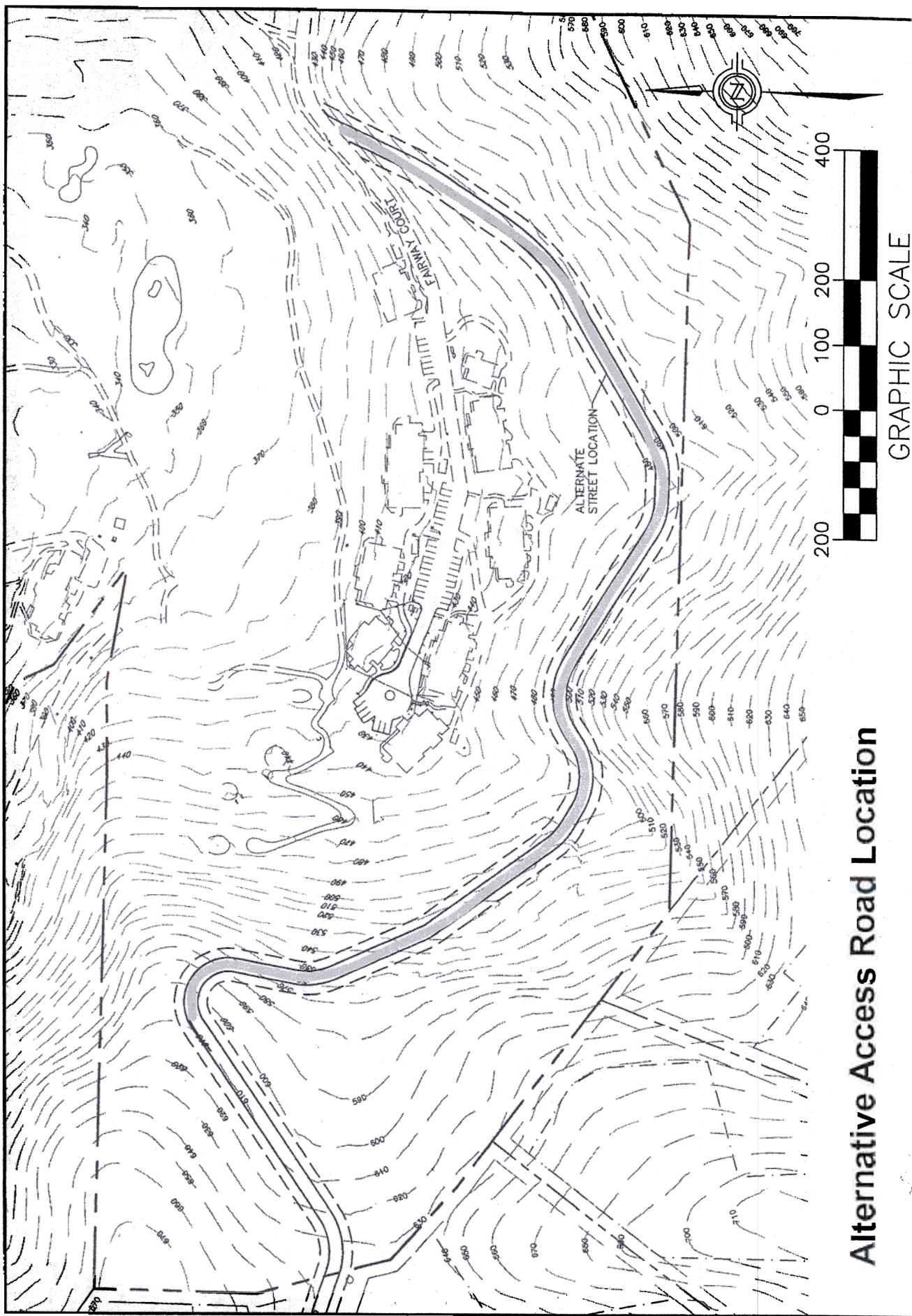
COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 418 PAGE 54-2

NOTE:
G - GARAGE AREA
21' X 23' 0.01 AC.
C.A. - COMMON AREA



EXISTING
LOTS

OAKSHIRE TRACT 1001 (LOTS 1 THRU 6)
RECORDED 9-6-84
OAKSHIRE PHASE 2 & 3 TRACT 1045
(LOTS 7 THRU 34)
RECORDED 12-3-86



Alternative Access Road Location

EXHIBIT C

EXHIBIT D

MONTEREY COUNTY

WATER RESOURCES AGENCY



PO BOX 930
SALINAS, CA 93902
(831) 755-4860
FAX (831) 424-7935

CURTIS V. WEEKS
GENERAL MANAGER

STREET ADDRESS
893 BLANCO CIRCLE
SALINAS, CA 93901-4455

VIA FACSIMILE

March 1, 2004

Luis Osorio, Senior Planner
Monterey County Planning & Building Inspection Dept.
2620 First Ave.
Marina, CA 93933

RE: Carmel Valley Ranch Water Availability

Dear Mr. Osorio:

In response to the February 26, 2004, letter to you by Fran Farina, General Manager, Monterey Peninsula Water Management District (District), I am providing this letter to clarify the Monterey County Water Resources Agency's (Agency's) official position on the question of water availability for the Carmel Valley Ranch subdivision.

Agency staff has reviewed the following documentation:

- 1) Letter dated October 1, 1997, to Joseph Karnes, Lombardo & Gilles, from Margo Nottenkamper, Agency, stating that 8.837 acre-feet of water credit was available for re-allocation to Carmel Valley Ranch if at least one (1) project application was submitted to P&BI on or before December 5, 1997.
- 2) Letter dated December 5, 1997, to Margo Nottenkamper, Agency, from Joseph Karnes, Lombardo & Gilles, stating that two (2) project applications were being submitted that day to P&BI on behalf of Carmel Valley Ranch.
- 3) Letter dated December 15, 1999, to Joseph Karnes, Lombardo & Gilles, from Gabriela Ayala, District, stating that 5.593 acre-feet of water credit was available to Carmel Valley Ranch for a period of time ending February 17, 2005. This water credit is not part of the County's water budget documented by the District.

Mr. Luis Osorio, Senior Planner
March 1, 2004
Page 2

After reviewing the documentation, the Agency's official position is that the required 8.802 acre-feet of water, referenced in item #2, is available for re-allocation to the Carmel Valley Ranch subdivision pending verification that the 1997 discretionary permit, also referenced in item #2, is currently active. In addition, the Agency will honor the District credit of 5.593 acre-feet of water referenced in item #3.

Sincerely,

 Thomas A. Moss

Tom Moss
Senior Hydrologist/Floodplain Manager

cc: Mike Logsdon
Todd Bessire
Fran Farina

MONTEREY COUNTY

WATER RESOURCES AGENCY



893 BLANCO CIRCLE
SALINAS, CA 93901-4455
(408) 755-4860
TELEFAX (408) 424-7935

MICHAEL D. ARMSTRONG
GENERAL MANAGER

MAILING ADDRESS
PO BOX 930
SALINAS, CA 93902-0930

October 1, 1997

Mr. Joseph M. Karnes
Anthony Lombardo & Associates
Post Office Box 2119
Salinas, CA 93902

Dear Joseph:

This letter confirms that the Monterey County Water Resources Agency will hold the 9.5 acre-feet of water credit from the 25 cancelled residential water permits in Area F of Carmel Valley Ranch, less the 0.663 acre-feet allocated to the Clum residence (leaving a balance of 8.837 acre-feet of credits available), until December 5, 1997. Carmel Valley Ranch must submit one or more applications for projects to Monterey County by this date. If project application(s) are not received by December 5, 1997, the water will revert to the County's allocation.

Sincerely,

Margo A. Nottenkamper, AICP
Planning Services & Water Conservation Manager

cc: Gene Cabaluna, MCWRA

ANTHONY LOMBARDO & ASSOCIATES
ATTORNEYS AT LAW

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DERINDA L. MESSENGER
JACQUELINE M. ZISCHKE
VANESSA W. VALLARTA
WENDY R. ELLIOTT
TODD D. BESSIRE
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00108.016

00108.000 014 ✓

December 5, 1997

VIA HAND DELIVERY

Ms. Margo Nottenkamper
Monterey County Water Resources Agency
P.O. Box 930
Salinas, CA 93902

Re: Carmel Valley Ranch Water Credits

Dear Ms. Nottenkamper:

As your letter of October 1, 1997 (attached) indicates, our clients, Carmel Valley Ranch, currently hold a total of 8.837 acre-feet (AF) of water credits from 25 cancelled residential water permits in Area F of Carmel Valley Ranch. These credits are required to be allocated to projects within the Ranch by December 5, 1997 or the water will revert to the County's allocation.

We are submitting on December 5, 1997, two applications for projects within the Ranch. The first project, the La Puerta Club Units, consists of elimination of 9 approved residential lots within the Oakshire area of the Ranch (to which water credits have not been allocated), and creation of 12 lots within the hotel parcel within which 12 stand-alone buildings will be constructed. These buildings will be devoted to timeshare uses.

As illustrated on the attached plans, this project includes two building types consisting of two-bedroom and three-bedroom units. Also attached is a completed Water Release form for each building type. The total projected water use for this project is 4.638 AF.

The other application is for a 20-unit apartment complex known as the Carmel Valley Ranch River View Apartments. As the attached plans illustrate, this project also includes two building types. Each of the five buildings includes a total of four units, either one bedroom or two bedrooms. Attached are two Water Release forms, one for each type of unit. The total projected water use for this project is 4.164 AF.

Ms. Margo Nottenkamper
December 5, 1997
Page 2

After project approval and at the time of application for building permits, we will submit individual Water Release forms for each lot within the La Puerta project and each unit or each building of the River View Apartments project, as required by the Water Resources Department. The attached Water Release forms are intended to estimate the overall water usage of these projects.

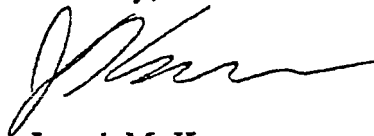
The following table illustrates the overall water usage of each project and the allocation of the existing water credits.

Project/Unit Type	Water Usage (AF)	# of Units	Total Water Usage
La Puerta - 2 bdr.	.3715	6	2.229
La Puerta - 3 bdr.	.4015	6	2.409
River View - 1 bdr.	.1305	6	0.783
River View - 2 bdr.	.2415	14	3.381
Total			8.802 AF

Allocation of water from the 8.837 AF of available water credits from the Area F cancellations to the La Puerta and River View projects yields a remaining balance of 0.035 AF. We request that these water credits be allocated to the two projects, pending review of the water release forms by the Monterey Peninsula Water Management District. Absent any modifications required by the MPWMD, we request that this water be allocated to outdoor landscaping at the La Puerta project. In light of the relative visibility of this project, the applicant will incorporate native drought tolerant landscaping to the extent feasible to screen the units and provide a high quality environment for owners and guests.

Please issue written confirmation regarding dedication of these water credits to the above-referenced projects.

Sincerely,



Joseph M. Karnes

JMK:med
Enclosures
cc: Tony Dawson
Mimi Whitney



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

POST OFFICE BOX 85

MONTEREY, CA 93942-0085 • (831) 649-2500

FAX (831) 649-4870 • <http://www.mpwmd.dst.ca.us>

December 15, 1999

Mr. Joseph Karnes
Lombardo & Gilles
P.O. Box 2119
Salinas, California 93902-2119

Ref: Extension of Credit for Carmel Valley Ranch Laundry Retrofit

Dear Joseph:

In accordance with MPWMD Rule 25.5, the following credit has been verified to be current as of this date at the site referenced above:

Credit of 5.593 acre-feet of water for a reduction in use at the commercial laundry facility.

This document certifies the extension of the Water Use Credit originating on February 17, 1995 from a retrofit of the laundry facility at Carmel Valley Ranch in Carmel Valley. One extension of 60 months is allowed by District Rule 25.5. This credit finally expires February 17, 2005 if not used for other projects pursuant to District Law.

This form should be presented to the Water Management District to utilize the credit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gabriela Ayala".

Gabriela Ayala

Conservation Representative

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed, this form must be submitted with final and complete construction plans, to the Monterey Peninsula Water Management District permit office (408-649-2500), 187 Eldorado, Monterey. Completing the Water Release Form & Permit Application does not guarantee issuance of a water permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly).

Property Owner: Carmel Valley Ranch, Ltd. Owner's Telephone Number: 408-626-2520
 Agent/Representative: Anthony Lombardo & Associates Agent's Telephone Number: 408-754-2444
 Property Address: Carmel Valley Road at Robinson Canyon Road
 Mailing Address (if different than property): Street: P. O. Box 2119 City: Salinas Zip: 93902
 Assessor's Parcel Number: 169 - 091 - 048 No. Meters Requested: _____
 Water Company Serving Parcel: ☒ Cal-Am ☐ C.V. Mutual ☐ Bishop ☐ Ryan Ranch
☐ Private Well ☐ Seaside Mun. ☐ Sleepy Hollow ☐ Other (Explain) _____
 PROJECT DESCRIPTION: (Be specific) 20 apartment units. This form addresses water use for each of the 14 two-bedroom apartments.

Does this application include toilet retrofit credit? If yes, number of toilets eligible for retrofit credit: X 2.35 =

TABLE NO 1 - EXISTING PROPERTY FIXTURE COUNT (All fixtures before project)

TYPE OF FIXTURE	FIXTURES	UNIT VALUE	UNIT COUNT
Wash basin, each	X	1 unit	=
Water closet (toilet)	X	1.7 units	=
Large bathtub (over 55 gallon capacity)	X	3 units	=
Standard bathtub (may have showerhead above)	X	2 units	=
Shower, separate stall (one head)	X	2 units	=
Shower (each additional showerhead)	X	2 units	=
Kitchen sink and dishwasher	X	2 units	=
Dishwasher (each additional)	X	2 units	=
Laundry/utility sink	X	2 units	=
Washing machine	X	2 units	=
Bidet	X	2 units	=
Bar sink	X	1 unit	=
Vegetable sink	X	1 unit	=
Outdoor spa/Jacuzzi (built-in fixtures only)	X	1 unit	=
Decorative fountain (built-in fixtures only)	X	2 units	=
Drinking fountain	X	1 unit	=
Swimming pool (ea. 100 sq. ft. of pool surface)	X	1 unit	=
TOTAL			

OPTIONAL INSTALLATIONS IN NEW PROJECT: (Contact MPWMD for details)

ULF washing machine (less than 18 gallons per cycle)	X	1 unit	=
ULF washing machine (up to 28 gallons per cycle)	X	0.5 unit	=
ULF dishwasher (maximum 7.66 gallons per cycle)	X	0.5 unit	=
2-liter ULF toilet	X	0.7 unit	=
Other (specify)	X		=
TOTAL			

TABLE NO 2 - POST-PROJECT PROPERTY FIXTURE COUNT (All fixtures after project completion)

TYPE OF FIXTURE	NO. OF FIXTURES	FIXTURE UNIT VALUE	FIXTURE UNIT COUNT
Wash basin, each	3 X	1 unit	= 3
(2nd wash basin in Master Bath included)			
Water closet, ultra low-flow (1.6 gal. per flush)	3 X	1.7 units	= 5.1
Large bathtub (over 55 gallon capacity)	X	3 units	=
(Separate stall shower in Master Bath included)			
Standard bathtub (may have showerhead above)	2 X	2 units	= 4
Shower, separate stall (one head)	X	2 units	=
Shower (each additional showerhead)	X	2 units	=
Kitchen sink and dishwasher	1 X	2 units	= 2
Dishwasher (each additional)	X	2 units	=
Laundry/utility sink	X	2 units	=
Washing machine	1 X	2 units	= 2
Bidet	X	2 units	=
Bar sink	X	1 unit	=
Vegetable sink	X	1 unit	=
Subtotal of Interior Fixture Units			
Landscaping: Multiply Subtotal By 0.5 (new construction only)			
Outdoor spa/Jacuzzi (built-in fixtures only)	X	1 unit	=
Decorative fountain (built-in fixtures only)	X	2 units	=
Drinking fountain	X	1 unit	=
Swimming pool (ea. 100 sq. ft. of pool surface)	X	1 unit	=
TOTAL			

PROPOSED FIXTURE UNIT COUNT

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, water permits for the property may be canceled. In addition, water fixtures installed without a water permit may be cause for interruption of the water service to the site, additional fees and penalties, the imposition of a lien on the property, and deduction from the local jurisdiction's allocation.

I certify, under penalty of perjury, that the information provided on the Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes affecting water use presently planned for this property.

Signature of Owner/Agent: [Signature] Date: 12/5/97 Location Where Signed: SALINAS CA

OFFICIAL USE ONLY

PLAN CHECK FOR:

BUILDING PERMIT
☒ DISCRETIONARY

FILE OR PLAN CHECK NO. 1697056-08
 PLAN CHECK DATE

12 / 05 / 97

FIXTURE UNIT (FU) COUNT (THIS FORM)

FU

NET INCREASE IN F.U. 338.1*

NET INCREASE IN A.F. 3.381*

AMOUNT OF WATER DEDUCTION AUTHORIZED

3.381* AF (Main Allocation)

AF (Retrofit Credits)

AF (Public Water Credit)

AF (Other source)

DATE OF AUTHORIZATION

12 / 12 / 97

AUTHORIZED BY (SIGN)

[Signature]

COMMENTS

* CREDITS AVAILABLE FROM AREA "F" OF C.V. RANCH PROVIDING A 9.5 AF CREDIT FROM THE 25 CANCELLED RESIDENTIAL WATER PERMITS.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

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ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly).

Property Owner: Carmel Valley Ranch, Ltd. Owner's Telephone Number: 408-626-2520
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 Property Address: Carmel Valley Road at Robinson Canyon Road
 Mailing Address (if different than property): Street: P. O. Box 2119 City: Salinas Zip 93902
 Assessor's Parcel Number: 169 091 048 No. Meters Requested _____
 Water Company Serving Parcel _____
 Bishop _____ Ryan Ranch _____
 Sleepy Hollow _____ Other (Explain) _____
 This form addresses water _____

Does this application include toilet retrofit credit? If yes, number of toilets eligible for retrofit credit: X 2.35 =

TABLE NO 1 - EXISTING PROPERTY FIXTURE COUNT (All fixtures before project)

TYPE OF FIXTURE	FIXTURES	UNIT VALUE	UNIT COUNT
Wash basin, each	X	1 unit	=
Water closet (toilet)	X	1.7 units	=
Large bathtub (over 55 gallon capacity)	X	3 units	=
Standard bathtub (may have showerhead above)	X	2 units	=
Shower, separate stall (one head)	X	2 units	=
Shower (each additional showerhead)	X	2 units	=
Kitchen sink and dishwasher	X	2 units	=
Dishwasher (each additional)	X	2 units	=
Laundry/utility sink	X	2 units	=
Washing machine	X	2 units	=
Bidet	X	2 units	=
Bar sink	X	1 unit	=
Vegetable sink	X	1 unit	=
Outdoor spa/Jacuzzi (built-in fixtures only)	X	1 unit	=
Decorative fountain (built-in fixtures only)	X	2 units	=
Drinking fountain	X	1 unit	=
Swimming pool (ea. 100 sq. ft. of pool surface)	X	1 unit	=
TOTAL			

OPTIONAL INSTALLATIONS IN NEW PROJECT - Contact MPWMD for details
 ULF washing machine (less than 18 gallons per cycle) X 1 unit
 ULF washing machine (up to 28 gallons per cycle) X 0.5 unit
 ULF dishwasher (maximum 7.66 gallons per cycle) X 0.5 unit
 2-liter ULF toilet X 0.7 unit
 Other (specify) _____

OFFICIAL USE ONLY

PLAN CHECK FOR:
☒ BUILDING PERMIT
☐ DISCRETIONARY

FILE OR PLAN
 CHECK NO. PC970560A
 PLAN CHECK DATE
12/1/97

FIXTURE UNIT (FU) COUNT
 (THIS FORM)
 _____ FU

NET INCREASE IN E.U. 78.3*

NET INCREASE IN A.F. 0.783*

AMOUNT OF WATER DEDUCTION
 AUTHORIZED
0.783* AF (Main Allocation)

_____ AF (Retrofit Credits)
 _____ AF (Public Water Credit)
 _____ AF (Other source)

DATE OF AUTHORIZATION
12/12/97

AUTHORIZED BY (SIGN)
Eugene J. Cabaluna

COMMENTS
 * CREDITS AVAILABLE FROM
 AREA "F" OF C.V. RANCH
 PROVIDING A 9.5 AF
 CREDIT FROM THE 25
 CANCELED RESIDENTIAL
 WATER PERMITS.

TABLE NO 2 - POST-PROJECT PROPERTY FIXTURE COUNT (All fixtures after project completion)

TYPE OF FIXTURE	NO. OF FIXTURES	FIXTURE UNIT VALUE	FIXTURE UNIT COUNT
Wash basin, each (2nd wash basin in Master Bath included)	1 X	1 unit	= 1
Water closet, ultra low-flow (1.6 gal. per flush)	1 X	1.7 units	= 1.7
Large bathtub (over 55 gallon capacity) (Separate stall shower in Master Bath included)	1 X	3 units	= 3
Standard bathtub (may have showerhead above)	1 X	2 units	= 2
Shower, separate stall (one head)	1 X	2 units	= 2
Shower (each additional showerhead)	1 X	2 units	= 2
Kitchen sink and dishwasher	1 X	2 units	= 2
Dishwasher (each additional)	1 X	2 units	= 2
Laundry/utility sink	1 X	2 units	= 2
Washing machine	1 X	2 units	= 2
Bidet	1 X	2 units	= 2
Bar sink	1 X	1 unit	= 1
Vegetable sink	1 X	1 unit	= 1
Subtotal of Interior Fixture Units			
Landscaping: Multiply Subtotal By 0.5 (new construction only)			
Outdoor spa/Jacuzzi (built-in fixtures only)	1 X	1 unit	= 1
Decorative fountain (built-in fixtures only)	1 X	2 units	= 2
Drinking fountain	1 X	1 unit	= 1
Swimming pool (ea. 100 sq. ft. of pool surface)	1 X	1 unit	= 1
TOTAL			

PROPOSED FIXTURE UNIT COUNT

13.05 TOTAL
X 6 UNITS = 0.783 AF

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, water permits for the property may be canceled. In addition, water fixtures installed without a water permit may be cause for interruption of the water service to the site, additional fees and penalties, the imposition of a lien on the property, and deduction from the local jurisdiction's allocation.

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Signature of Owner/Agent [Signature] Date 12/5/97 Location Where Signed SALINAS CA

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