

County of Monterey  
 State of California  
**NEGATIVE DECLARATION**

**FILED**

FEB 18 2020

STEPHEN L. VAGNINI  
 MONTEREY COUNTY CLERK  
 DEPUTY

<b>Project Title:</b>	CVR HSGE LLC (Carmel Valley Ranch)
<b>File Number:</b>	PLN180281
<b>Owner:</b>	CVR HSGE LLC
<b>Project Location:</b>	1 Old Ranch Road, Carmel (No Address Assigned to parcel)
<b>Primary APN:</b>	416-522-020-000
<b>Project Planner:</b>	Son Pham-Gallardo
<b>Permit Type:</b>	After-the-fact Design Approval
<b>Project Description:</b>	After-the-fact Design Approval for the construction of approximately 7,200 square foot horse stable (20 horse stalls covered by a structure of 4,800 sq. ft.); 648 square foot hay barn; and a gate entryway for non-commercial use which will clear Code Enforcement violation (18CE00047).

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.

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	February 19, 2020
<b>Review Period Ends:</b>	March 20, 2020

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025

# **MONTEREY COUNTY**

RESOURCE MANAGEMENT AGENCY – PLANNING

1441 SCHILLING PL SOUTH 2<sup>ND</sup> FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for an after-the-fact Design Approval (CVR HSGE LLC [Carmel Valley Ranch], PLN180281 ) at 1 Old Ranch Road, Carmel (APN 416-522-020-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, 2<sup>nd</sup> Floor, Salinas, California). The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting on May 13, 2020 in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from February 19, 2020 to March 20, 2020. Comments can also be made during the public hearing.

**Project Description:** After-the-fact Design Approval for the construction of approximately 7,200 square foot horse stable (20 horse stalls covered by a structure of 4,800 square feet); 648 square foot hay barn; and a gate entryway for non-commercial use which will clear Code Enforcement violation (18CE00047).

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

[CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do

not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

**For reviewing agencies:** Resource Management Agency – Planning 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 Agency 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.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency  
Attn: Brandon Swanson, Interim Chief of Planning  
1441 Schilling Pl South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: CVR HSGE, LLC (Carmel Valley Ranch); File Number PLN180281

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_ No Comments provided
- \_\_\_ Comments noted below
- \_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk’s Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
7. California Department of Fish & Wildlife, Region 4, Renee Robison
8. Monterey Peninsula Water Management District
9. Monterey County Regional Fire Protection District
10. Monterey County Agricultural Commissioner
11. Monterey County Water Resources Agency
12. Monterey County RMA-Public Works
13. Monterey County RMA-Environmental Services
14. Monterey County Parks Department
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff’s Office, Donna Galletti
17. CVR HSGE LLC, Owner
18. Cody Phillips, Anthony Lombardo & Associates
19. Carmel Valley Association, Pris Walton
20. The Open Monterey Project, Molly Erickson
21. LandWatch Monterey County
22. Eric Sand (**Notice of Intent only**)
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

#### **Distribution by e-mail only (Notice of Intent only):**

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
25. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
26. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us))
27. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
28. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
29. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
30. Garry Hofer ([Garry.Hofer@amwater.com](mailto:Garry.Hofer@amwater.com) )
31. Jack Wang ([Jack.Wang@amwater.com](mailto:Jack.Wang@amwater.com) )
32. Jeana Arnold ([jeana.arnold@pge.com](mailto:jeana.arnold@pge.com) )

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

PLANNING

1441 SCHILLING PLACE SOUTH 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025/FAX: (831) 757-9516



### ***BACKGROUND INFORMATION***

<b>Project Title:</b>	CVR HSGE LLC (Carmel Valley Ranch)
<b>File No.:</b>	PLN180281
<b>Project Location:</b>	1 Old Ranch Road, Carmel (No address assigned to parcel)
<b>Name of Property Owner:</b>	CVR HSGE LLC
<b>Name of Applicant:</b>	Cody Phillips
<b>Assessor's Parcel Number(s):</b>	416-522-020-000
<b>Acreage of Property:</b>	218 acre (prior to recordation of a final map associated with PLN020280) 6.69 acres on Lot 3 of the approved Vesting Tentative Map (See text)
<b>General Plan Designation:</b>	Special Treatment within the Carmel Valley Master Plan, subject to the Carmel Valley Ranch Specific Plan
<b>Zoning District:</b>	O-D-S and Carmel Valley Specific Plan - Land Reserve (prior to recordation of a final map associated with PLN020280) LDR/B-6-D-S upon recordation of the final map (See text)
<b>Lead Agency:</b>	County of Monterey
<b>Prepared By:</b>	Son Pham-Gallardo, Associate Planner
<b>Date Prepared:</b>	February 6, 2020
<b>Contact Person:</b>	Son Pham-Gallardo
<b>Phone Number:</b>	(831) 755-5226
<b>Email:</b>	<a href="mailto:pham-gallardos@co.monterey.ca.us">pham-gallardos@co.monterey.ca.us</a>

## ***II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING***

### **A. Description of Project:**

The proposed project involves construction of an approximately 7,200 square foot horse stable facility, comprised of 20 horse stalls covered by a 4,800 sq. ft. structure, and 2,400 sq. ft. of fenced equestrian space. The project also includes a 648 square foot hay barn, and gate entry way. A portion of the covered structures have already been built. Construction was stopped in order for the applicant to obtain the correct permits from Monterey County. The purpose of the proposed horse stable is to be used as a recreational/equestrian facility for the visitors of the Carmel Valley Ranch Resort (CVR). CVR is situated on a 218 acre private visitor serving facility with 181 resort guest units. A variety of amenities are made available to residents and guests of CVR including fine dining, golfing, tennis, horseback riding, hiking, fitness and wellness classes and spa treatments. The equestrian facility would house 20 horses for recreational use exclusively by guests and members the resort. The equestrian facility is located within the Carmel Valley Ranch, approximately 0.75 mile south from Carmel Valley Road at One Old Ranch Road, Carmel Valley (See **Figure 1.**)

Carmel Valley Ranch is subject to a Specific Plan approved (December 7, 1976) by the Board of Supervisors. The Specific Plan designates the allowable uses within the Ranch including equestrian trails and facilities, a golf course, restaurant, visitor serving uses, and a tennis club. The proposed facility is located in the area designated as “Land Reserve” in the Carmel Valley Ranch Specific Plan (See Figure 2). According to the Specific Plan, Land Reserve means designation in the Specific Plan refers to areas that shall be places in a “ST” (Special Treatment) Zoning District with a maximum of 100 units on the 200 acres designated as land reserve but not to be considered for development until the updated Carmel Valley Master Plan is adopted. The Carmel Valley Master Plan was updated with the adoption of the 2010 General Plan and included the Carmel Valley Ranch as a Special Treatment Area.

On December 19, 2006, a Vesting Tentative Map (VTM) was approved by the Board of Supervisors (Resolution No. 06-366) for a twelve-lot residential subdivision in the Land Reserve area (See Figure 3). That VTM was set to expire on March 10, 2019, however a request for an extension to the expiration date has been submitted on behalf of the Carmel Valley Ranch. At such a time that the VTM was approved, a Zoning Amendment would take place, which would change zoning on the property from Open Space, with Design Control and Site Plan Review Overlays (O-D-S) to Low Density Residential, with a Building Site 6, Design Control and Site Plan Review Overlays. That zoning amendment does not take effect until and unless the Final Map for subdivision is recorded which has yet to occur.

Currently, the equestrian facility is located near a designated hiking and bridal trail south, and upslope from the visitor serving development and golf course associated with the Ranch. If and when the Final Map associated with the approved VTM is recorded, the equestrian facility would be located on Lot 3 of the subdivision, adjacent to other residential lots created as part of that subdivision (See not on Figure 3). However, the applicant has stated that if and when the VTM is approved, the equestrian use would be removed.

This Initial Study analyzes the project as though it was proposed and not already partially constructed. No credit is given to baseline conditions which include partially constructed structures and grading.



**Figure 1. Site Plan**

**B. Surrounding Land Uses and Environmental Setting:** The area of the proposed facility is located in the southernmost portion of the Carmel Valley Ranch property. The Carmel Valley Ranch is designated as a “special treatment area” in the 2010 General Plan and development on the site is subject to the Specific Plan adopted for the site. The site includes steep terrain on the western, northern and southeastern portions of the property. The property descends to the west towards Robinson Canyon Road. The remaining portion of the property is bordered on southwest by Garland Ranch Regional Park and to the north, Carmel Valley Ranch and large residential parcels to the south and southeast. There are existing public pedestrian, hiking and bridle trails throughout the site. Vegetation consists mostly of live oak woodland, Baccharis Scrub and a mixture of annual and native grasslands. A small portion of Lots 1 & 12 (identified in the Vesting Tentative Map) of the northwest area of the property contains Nassella Grassland.

Surrounding parcels are zoned Low Density Residential, Open Space and Visitor Serving/Professional Office Zoning.

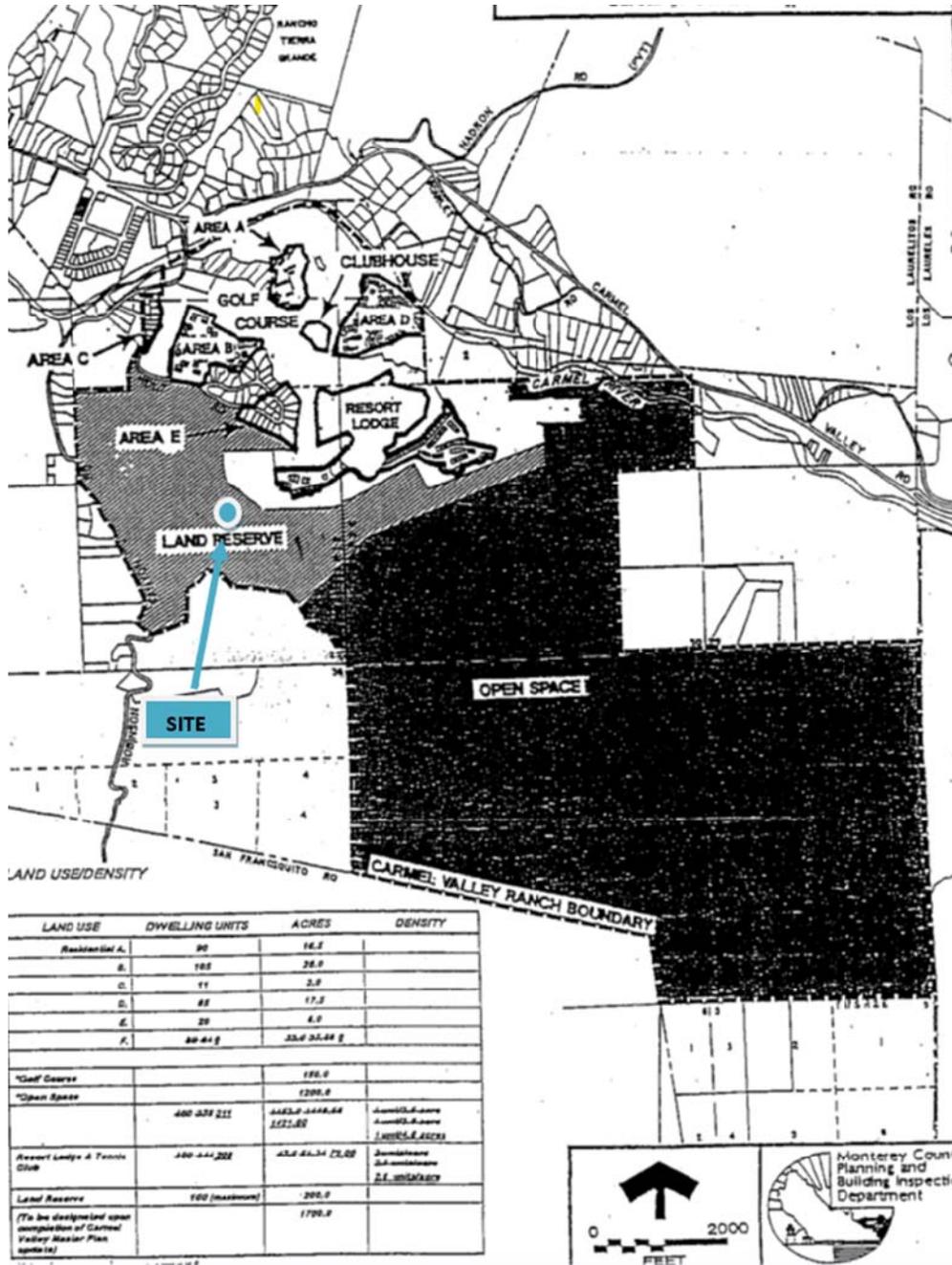


Figure 2. Zoning Designation

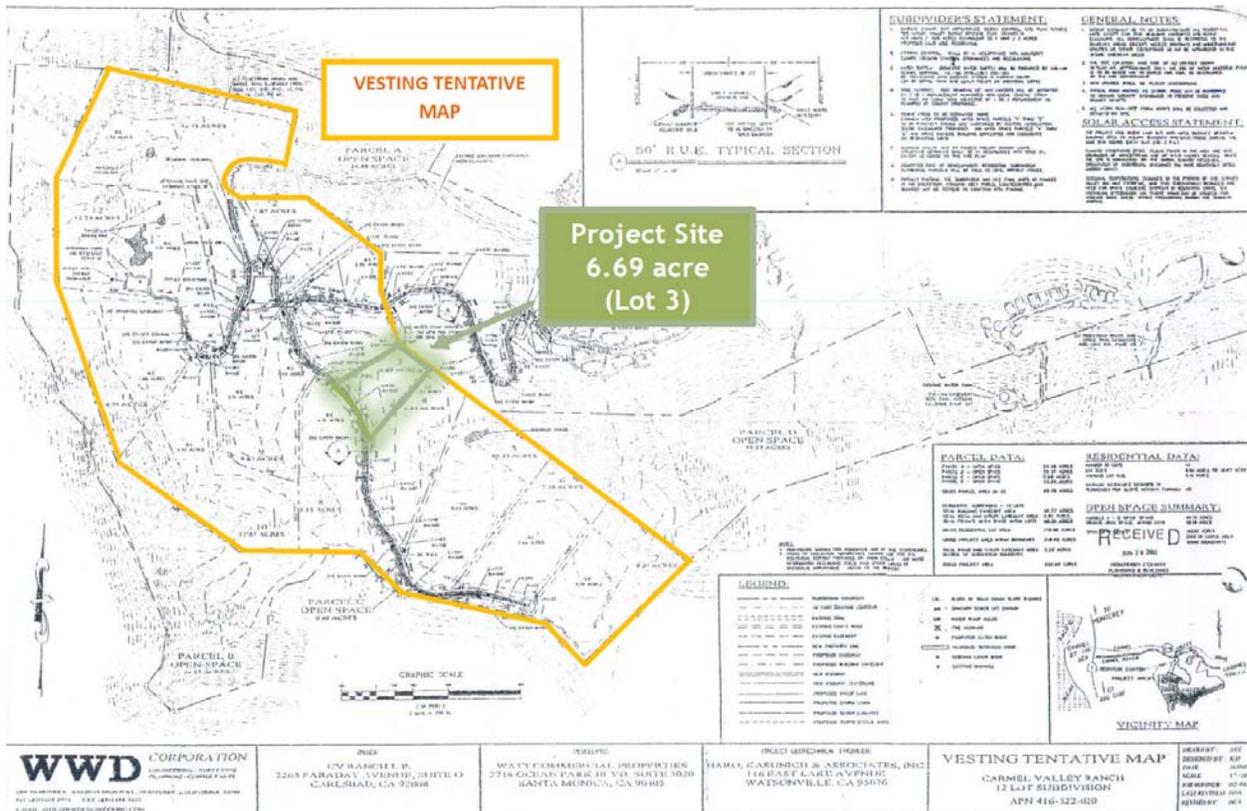


Figure 3. Vesting Tentative Map



**Figure 4. Horse Stable & Hay Barn**



**Figure 5. Existing Hiking Trails, Bridal Paths & Roads**

**C. Other public agencies whose approval is required:** The proposed project would not require approval from outside agencies. No State or Federal permit(s) will be required. The applicant will be required to obtain ministerial building permits through the Monterey County Building Division, where review and approval by the Monterey County Regional Fire Protection District, Water Resources Agency, and Resource Management Agency-Environmental Services Division would also occur.

**D. Project Impacts**

Implementation of the project would have no impact to agricultural and forest resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, tribal cultural resources, and utilities and service systems.

The project would have the potential to impact aesthetic, greenhouse gas emission, noise levels, transportation and traffic. However, implementation of governing policies and regulations that allow for incorporation of conditions of approval and through project elements, the project would result a less than significant impact.

No impacts have been identified that would require implementation of mitigation measures.

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

General Plan/Area Plan – The project is subject to the 2010 Monterey County General Plan. The 2010 General Plan designates the site as Special Treatment and refers to the Specific Plan for uses and development standards (See Specific Plan discussion below).

Air Quality Management Plan. Consistency with the 2008 Air Quality Management Plan for Monterey Bay Region (AQMP) and 2009-2011 Triennial Plan Revision, and is an indication of a project’s cumulative adverse impact on the regional air quality (ozone levels), and is not an indication of project specific impacts, which are evaluated according to the Air District’s adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses attainment and maintenance of State and Federal ambient air quality standards with the North Central Coast Air Basin. The project proposes a horse stable and hay barn. Therefore, any population increase as a result from the

operational component of the project has already been accounted for in the AQMP. It was determined that the proposed project would not conflict with or obstruct implementation of the AQMP. There would be no stationary emissions as a result of the proposed project. The MBARD CEQA Air Quality Guidelines defines construction activities with potentially significant impacts for PM10 if they include 2.2 acres of disturbance a day. The project will involve less than 2.2 acres of disturbance, and therefore would not result in a significant impact and would be consistent with the AQMP.

Specific Plan – The Carmel Valley Ranch is subject to the Carmel Valley Ranch Specific Plan (CVRSP). The CVRSP designates the site for land reserve. The project includes a horse stable and hay barn... which is consistent with the Specific Plan. Pursuant to the Carmel Valley Master Plan (CV-1.22) Special Treatment Area: “Carmel Valley Ranch – the Carmel Valley Ranch shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan”. In this particular case, the Specific Plan addresses recreational areas for the guests of the Carmel Valley Ranch along with having horseback riding, riding trails and bridal baths. The project is consistent with the 2010 Monterey County General Plan, Carmel Valley Master Plan, Carmel Valley Ranch Specific Plan and Monterey County Zoning Ordinance (Title 21). Furthermore, Carmel Valley Master Plan (CVMP) Policy CV-3.21 states that equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley. As demonstrated above, the project is consistent with this policy.

Water Quality Control Plan. The Regional Water Quality Control Board incorporates the County’s General Plan in its preparation of regional water quality plans. The project is consistent with the 2010 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast and, therefore, is consistent with the Regional Water Quality Control Plan. The proposed project is limited in scope, and will not violate any water quality standards or waste discharge requirements. It will not substantially alter the existing drainage pattern of the site or area, or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage.

#### ***IV. 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 and Forest Resources    | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology/Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials                   |
| <input type="checkbox"/> Hydrology/Water Quality   | <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Recreation                | <input checked="" type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input checked="" type="checkbox"/> Noise          | <input type="checkbox"/> Population/Housing                  | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfires                           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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:**

Section VI.2 - Agricultural and Forest Resources: Data contained within the Monterey County Geographic Information System (GIS) identifies the subject property as land reserve but does not contain farmland designated as Prime, Unique, of Statewide or Local Importance, or under Williamson Act contract. The equestrian facility is associated with the visitor serving uses at the Carmel Valley ranch and are not agricultural in nature. There are no existing agricultural uses on the property. There are no timberlands near the project site and no trees are proposed for removal. The structures and equestrian use would not convert forest lands to non-forested lands. Therefore, proposed project would have no impact to agricultural and forest resources. (Source: 1, 6, and 7) No Impact.

Section VI.4 – Biological: A Biological Assessment was prepared for the previous project for the Vesting Tentative Map. The assessment indicates that vegetation on property consists of live oak woodland, Baccharis scrub and a mixture of grasslands. The assessment identified a seasonal wetland (Lot 1 & Open Space A in Vesting Tentative Map, approximately 0.25 mile steep downhill terrain from the subject site) 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 to lot 1. The proposed project is exclusively on lot 3 identified in the Vesting Tentative Map. Since the project is contained to only lot 3, there are no impacts to biological resources and no tree removal are being proposed. (Source: 1, 7, 10) No Impact.

Section VI.5 – Cultural Resources: The subject property is located within a moderate sensitivity zone. A survey prepared by Archaeological Consulting of Salinas, California was done for the Vesting Tentative Map of this parcel. The survey found no evidence of historic or archaeological resources on the site. Therefore, project implementation would completely avoid impacts to potential cultural resources. (Source: 1 & 7) No Impact.

Section VI.6- Energy:

These structures are unconditioned space without the requirement of heating and air-conditioned systems. Potential energy demand is limited to interior and exterior lighting of the structures; However, the applicant is not currently proposing any type of lighting. If the applicant decides to incorporate exterior/interior lighting, it would need to meet the County's lighting requirements and would consume modest energy. (Source: 1) *The Project would not result in impacts to energy resources.*

Section VI.7 Geology/Soils: The Monterey County Geographic Information System indicates that the area for the proposed project has a seismic hazard zone of IV|VI and an active/potentially active fault buffer is over 1100' feet from the site. Pursuant to Policy S-1.5 of the 2010 General Plan and Section 21.66.040 – Standards for Hazardous Areas of the Monterey County Zoning Ordinance (Title 21), the project location is not considered a high seismic hazard area. The project does require minor grading or vegetation removal and would not result in substantial soil erosion or the loss of topsoil with mandatory erosion control measures contained in Chapter 16 of the Monterey County Code incorporated. The structures will require a building permit ensuring that construction is designed or engineered in accordance with the most recent building standards. (Source: 1, 7) No Impact.

Section VI.9 Hazards/Hazardous Materials. The proposal involves construction of a horse stable and hay barn. The project, given the nature of its proposed use, would not involve the transport, use, or disposal of any hazardous materials. There are no known hazards or hazardous materials associated with this project. The site location and scale have no impact on emergency response or emergency evacuation. The project does not involve the transportation, use, or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties, the public, any nearby schools, or the environment. It is also high above the flood plain of the Carmel River. Location of the project site would have no impact on emergency response or emergency evacuation. (Source: 1, 6, 7)

*Therefore, the proposed project would not result in impacts related to hazards/hazardous materials*

Section VI. 10 Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements nor substantially alter the existing drainage pattern of the site or area. Water for the horses and barn will be provided by an onsite well. The onsite well will feed a 10,000 gallon water storage tank and onsite fire hydrant for fire protection and will provide water for landscape irrigation, horse washdown facilities, and handwashing. With up to 20 horses onsite and factoring in landscape irrigation, water demand for the facility is estimated to be 0.5 acre feet per year. The well is not located within the Carmel Valley Alluvial aquifer and the modest water demand is not anticipated to significantly impact groundwater in this case. There is also an existing manure management plan for the site. Accumulated manure from the horses will either be composted on site in a contained area (soil berm) to eliminate runoff in event of rain and disposed of properly in solid waste containers for weekly disposal by the County Solid Waste Hauler. Furthermore, manure will be stored in containers and in an area where run off will not impact surface waters or storm drains. The horse washing station will drain into a leach line. There are no permanent bathroom facilities on site except for temporary portables. Therefore, there are no requirements for a septic or sewer system. The Monterey County Geographic Information Systems (GIS) indicate that the subject property is not located within a 100-year floodplain. Therefore, the project will not place development within a 100-year hazard area, impede or redirect flood flows. Erosion control measures are required to be incorporated during construction to prevent water quality degradation and stormwater will be controlled through an engineered stormwater system that will convey roof runoff into downspouts connected to energy dissipaters. The property is not located in an area where flooding would result in the failure of a dam or levee (Source: 1, 3, 6, 7).

Section VI.12 Mineral Resources. No mineral resources have been identified or would be affected by this project (Source: 1, 2, 3, 4, 7). *Therefore, the proposed project would not result in impacts to mineral resources.*

Section VI.13 Recreation. Implementation of the proposed project would not result in an increase in the use of existing neighborhood or regional parks or other recreational facilities which would cause substantial physical deterioration. The proposed project will only accommodate the horses and guests of the Carmel Valley Ranch Resort, are not open to public use and would not create significant recreational demands. No public parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The pedestrian, hiking and bridal trails have been identified (Reel 1311 O.R. 47) in the recordation of the final map dated June 6<sup>th</sup>, 1980 (Vol 14 C&T Pg.29). Currently, five to fifteen horses are brought in from off-site daily to accommodate the horse riding experience offered by the resort. The establishment of an associated equestrian facility for the existing trails, and its operation and maintenance is not deemed an impact or safety issue to the general public. Therefore, it does not necessitate review by the Monterey County RMA-Parks for public recreational purposes. No in lieu fees or dedication of public parkland and/or additional trail easements would be required (Source: 1). *Therefore, the proposed project would not result in impacts related to recreation.*

Section VI.15 – Tribal Cultural Resources: In accordance with Assembly Bill 52, the County of Monterey notified the indigenous tribe Ohlone/Costanoan-Esselen Nation (OCEN) whom had aboriginal territory over the project area that the project was subject to CEQA and would begin preparing an Initial Study. A formal notification letter was sent to OCEN on August 30, 2019 pursuant to Public Resources Code Section 21080.3.1 et.seq. and Title 21 of the Monterey County Section 21.66.050 that the County will proceed with processing the application with the assumption that the project will not have a potential effect on tribal cultural resources if the County has not been contacted by OCEN by the 30<sup>th</sup> day of the letter. On September 30, 2019, no correspondence was received by OCEN. Therefore, there has been no indication that the project would impact Tribal Cultural Resources. (Source: 1 & 12) *Therefore, the proposed project would not result in impacts related to tribal cultural resources.*

Section VI.16 Noise. The project includes an equestrian use that is not anticipated to generate substantial noises. The equestrian use will, until and unless a final map is recorded in the future, be located 1,000 feet or more from the nearest residence. If and when a final map is recorded, the facilities are planned to be removed. As described in the land use section of this study, the permit being considered would expire and no longer be in force or effect upon recordation of a final map. If the equestrian facilities will remain, a separate review and permitting will be required at that time. The site is not located in proximity to an airport, airstrip, or other noise generating land use so horse and people working in the area will not be exposed to excessive noise levels.

Section VI.17 Population/Housing. The proposed project includes a horse stable and hay barn. It would not induce substantial population in the area, either directly through the construction of a horse stable and hay barn. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. If the parcel is rezoned to Low Density Residential (LDR) after the Vesting Tentative Map, it would be subject to the LDR zoning district standards in Title 21 of the Monterey County Code. (Source: 1). *Therefore, the proposed project would not result in impacts related to population and housing.*

Section VI.18 Public Services. Implementation of the proposed project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. No new public services or facilities are required for the proposed use. The project will have access to existing public services including roads and emergency response services. (Source: 1) No Impact.

Section VI.19 Utilities/Services. The proposed project consists of a horse stable and hay barn. There will be no substantial increase in wastewater from the project that will cause California American Water Company to expand its existing service or cause them to exceed wastewater treatment. Although the subject property water is being managed by Monterey Peninsula Water Management District (MPWMD), the operation will use an existing huff and puff well for water service. MPWMD will require a Confirmation of Exemption for the well and eventually a water permit for the irrigation of the hay barn, horse stable, horse wash or other affiliated structures. Therefore, the project would have no impact on utilities or service systems. There is also an existing well on the lot that would provide potable water for the horses. (Source: 1). *Therefore, the proposed project would not result in impacts related to utilities/services.*

**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

*Son Pham-Gallardo*

2-18-20

Date

*Associate Planner*

**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, 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		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 6, 7)	<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: 1, 3, 6, 7)	<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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

#### Visual Resources

**1(a), (b), (c), and (d). Conclusion: Less Than Significant Impact.** A site visit was conducted on July 20, 2018 to observe the site and it was determined that the proposed horse stable and hay barn would not cause a significant impact to the visual resources of the Carmel Valley, where great importance is placed on the protection of scenic resources. The project includes minor grading and vegetation removal and there will be no change to the site topography. It is not visible from any public viewing areas due to natural screening of dense forestation.

The County of Monterey requires that all exterior lighting for the proposed project be unobtrusive and harmonious with the local area. The applicant is not proposing any exterior lighting for the stable or hay barn. If lighting is incorporated in the future, all exterior lighting will need to comply with the Monterey County lighting design guidelines which require that the light source be hidden using appropriate lighting fixtures and that lighting be directed to illuminate only the area intended.

The proposed structures and use will not significantly change the existing visual character of the area. Within Carmel Valley, structures are required to maintain the rural and agricultural character feel of the valley. In addition, equestrian-oriented facilities are encouraged. The proposed equestrian use and structures are consistent with the visual character of the area. The project will have a less than significant impact on the aesthetics of Carmel Valley.

**2. AGRICULTURAL AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<b>Would the project:</b>	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: 1, 2, 3, 6, 7)	<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: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

### 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: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

In order to provide protection and enhancement of Monterey County’s air quality, Monterey County 2010 General Plan Policy No. OS-10-1 requires development decisions to be consistent with the natural limitation of the County’s air basins. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. The *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and the *2012-2015 Air Quality Management Plan (AQMP)* are referenced for discussion of air quality. Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead, and fine particulates (PM<sub>2.5</sub>), and within the federal attainment standards for ozone (O<sub>3</sub>) and respirable particulates

(PM<sub>10</sub>). The 2012-2015 Air Quality Management Plan (AQMP) addresses only attainment of the State ozone standard.

**3 (a) and (e). Conclusion: No Impact.**

The AQMP addresses attainment of state air quality standards. The NCCAB is in non-attainment for Ozone (O<sub>3</sub>) and inhalable particulates (PM<sub>10</sub>). Control measures aimed at achieving O<sub>3</sub> and PM<sub>10</sub> have been adopted by MBUAPCD including Rule 431, Electric Utility Boilers (1991 AQMP) and for solvent cleaning operations, spray booths, degreasing, adhesives and sealants, and natural gas-fired fan-type furnaces and residential water heaters (2008 AQMP). Additional programs aimed at reducing mobile source emissions are also in place including electric vehicle incentives and the regional Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Together, these control measures and programs have, and will continue to substantially reduced pollutants and emissions in the NCCAB. The project will not include any new stationary sources of emissions that are regulated by MBUAPCD, will not generate substantial amounts of mobile emissions and will not result in exceedance of population forecasts for the area. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project consists of an horse stable and hay barn and therefore it will not generate any increase in population. The proposed project will not conflict or obstruct implementation of the AQMP

The proposed construction activities will not create objectionable odors affecting a substantial number of people due to the scale of the proposed construction. Therefore, no impacts related to generation of odors are expected to occur.

**3 (b), (c), and (d). Conclusion: Less Than Significant Impact.**

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), and fine particulate matter (PM<sub>2.5</sub>). However, Monterey County is designated as “non-attainment-transitional” for Ozone precursors (O<sub>3</sub>) and inhalable particulates (PM<sub>10</sub>). Although the project would include grading and construction-related activities (and similar projects occur within the vicinity of the subject property), the potential air emissions meet the standard for pollutants and the project would not create a situation where it adds a considerable cumulative net increase of any criteria pollutant. The proposed construction would be contained within less than an one acre. Therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts.” Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County RMA standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the project design and which reduce the air quality impacts below the threshold of significance. Therefore, the project’s temporary construction activities will cause a less than significant impact to construction-related air quality and sensitive receptors.

<b>4. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>	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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.4.

<b>5. CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 7, 8)	<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: 1, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.5.

<b>6. ENERGY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 3, 4 & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 3, 4 & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.6.

<b>7. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Directly or indirectly cause 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:1, 3, 6, 7, 10, 11, 12 13) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source:1, 3, 6, 7, 10, 11, 12 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Source:1, 3, 6, 7, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.7.

**8. GREENHOUSE GAS EMISSIONS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are gases that trap heat in the atmosphere. U.S. GHG emissions in 2014 consisted of 81% Carbon Dioxide (CO<sub>2</sub>), 11% Methane (CH<sub>4</sub>), 6% Nitrous Oxide (N<sub>2</sub>O), and 3% of fluorinated gases (hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride). The larger amount of GHG emissions lead to higher concentrations in the atmosphere and each of these gases can remain in the atmosphere for different amounts of time (from a few years to thousands of years). Over time, these gases are mixed resulting in a global effect despite their point of emission. Based on information obtained from the EPA, an increase in GHG emissions are related to warming of the earth, a process commonly known as the “greenhouse effect” or “global warming.” This process is expected to have an effect in weather patterns, ocean circulation, mean sea level rise, water supply, and an increase in infectious diseases.

Temporary construction activities, as well as operational components of the project would introduce new points of emissions. Pursuant to Section 15064.4 of the CEQA Guidelines, Monterey County, as the lead agency, must analyze GHG emissions of the proposed project and reach a conclusion regarding significance of said emissions. Although the State of California has provided guidance to lead agencies, it has yet to develop specific GHG Thresholds of Significance for analysis of projects during environmental review. Furthermore, neither the Monterey Bay Unified Air Quality Management District (MBUAQMD) or Monterey County have not adopted GHG thresholds to determine significance.

**8 (a) (b). Conclusion: Less than Significant.**

There will be three primary sources of greenhouse gas emissions associated with the proposed use and development; temporary construction-related emissions, stationary source emissions from energy demand and livestock, and mobile source emissions from vehicles accessing the site. In total, the increase in greenhouse gases is considered to be less than cumulatively considerable in this case. The construction of the horse stables and barn is a small construction project that is not expected to require significant use of heavy equipment. Construction will be short in duration and will not require a substantial number of employees to complete.

Operational elements of the project would not substantially increase baseline amount of GHGs emitted prior to implementation of the project. Carmel Valley Ranch currently offers equestrian opportunities to guests and members. Periodically, 10-12 Horses are being brought to the site in trailers. This project would provide a place for the keeping of up to 20 horses on the site rather

than trailering horses to the site. The keeping of an additional 10 horses associated continued equestrian uses. . Therefore, the project would have a less than significant impact as it relates to GHGs.

<b>9. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>	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: 1, 2, 3, 6, 7)	<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: 1, 2, 3, 6, 7)	<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: 1, 2, 3, 6, 7)	<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: 1, 2, 3, 6, 7)	<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 result in a safety hazard or excessive noise for people residing or working in the project area? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structure, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires. (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Previous Section IV.9 Hazards/Hazardous Materials.

**10. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 3, 6)	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in substantial erosion or siltation on or off-site? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) 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? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impeded or redirect flood flows? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Previous Section VI. 10 Hydrology/Water Quality.

**11. LAND USE AND PLANNING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Conditions of project approval have been applied to the project to ensure the structures are not open to the general public for boarding and/or for any other public uses and to comply with the new zoning regulations if and when the Final Map associated with the Vesting Tentative Map (Board of Supervisors’ Resolution No. 04-258 (Monterey County Planning File No. PLN02080)) is recorded. The project will not conflict with the LDR zoning if a final map is adopted in association with the approved Vesting Tentative Map. In addition to being allowed in the Open space zoning, animal husbandry, horse stables, and hay barns are allowed structures and uses in the LDR zoning district (potential future zoning). If approved, the structures would be located on a 6.69-acre lot. The LDR zoning allows animal husbandry as a principally permitted use but limits the keeping of horses on the site to 14 horses total (1 horse per 20,000 square feet) however, the number of horse stables are not limited by the zoning district. This means that if a final map is recorded and the zoning changes, 14 horses could be kept in the 20 stalls constructed on site. As designed and conditioned, the proposed project is consistent with applicable County policies as discussed in Section III. *Therefore, the proposed project would not result in impacts to land use/planning*

**12. MINERAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 1, 2, 6, 7)	<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: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.12.

<b>13. NOISE</b>				
<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.13.

<b>14. POPULATION AND HOUSING</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV. A.

**15. PUBLIC SERVICES**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
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: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**  
See Section IV.15.

**16. RECREATION**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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: 1, 3, 6, 7)	<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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**  
See Section IV.16.

17. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source:1,2,3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1,2,3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1,2,3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: 1,2,3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project includes the construction of a horse stable and barn. The result in the project will not create a significant increase on traffic impacts to the local and regional roadway system. However, short term impacts cause by construction activities have been identified.

**17 (a), (c) and (d). Conclusion: No Impact.** The proposed project will not conflict with any policy establishing measures of effectiveness for the performance of the circulation system. The RMA Public Works Department has reviewed the project and no conflicts have been identified, nor have any conditions of approval been required. There will be no change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project is not located in nor does not meet the height limit to affect air traffic patterns, and therefore will have no impact. The proposed project does not include hazardous traffic design features. The subject property is not located within an area where programs supporting alternative transportation is required and therefore will have no impact.

**17 (b). Conclusion: Less Than Significant Impact.** The proposed project includes the construction of a horse stable and hay barn. Although the result in the project will not create a permanent impact to the existing roadways, there will be a temporary impact associated with construction activities. As part of the project application, the applicant will be required to submit a Construction Management Plan as part of a condition of approval which includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. Therefore, the project as proposed, its temporary nature, will cause a less than significant impact to construction-related traffic patterns.

<b>18. TRIBAL CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: )					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: )					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

See previous Section II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed.

<b>19. UTILITIES AND SERVICE SYSTEMS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) 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: 1, 3, 6, 7)					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 1, 3, 6, 7)					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

19. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) 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: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

20. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The proposed horse stable and hay barn is located in an area that is considered Very High Fire for fire hazard by a public agency. The risk of fire is above the normal risks associated within an area developed near residential neighborhood (approximately 700 feet). The project site and neighborhood are served by the Monterey Regional Fire Protection District.

**20 (a), (c) and (d). Conclusion: No Impact.**

The proposed development of the accessory structures is located in Carmel Valley. The proposed structures and any future operational activities will not impair any existing response plan or emergency evacuation plan, does not require the installation or maintenance of additional infrastructure, or expose people or structures to landslide or downstream flooding.

**20 (b). Conclusion: Less Than Significant Impact.**

Any future development of the new lot would be required to meet all current Fire codes, including defensible areas surrounding structural development, any codes that may be incorporated into construction technique and fire sprinklers incorporated within any structural development.

**VII. 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) Does the project have the potential to substantially 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, substantially 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: 1, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Source: 1, 3, 6, 7, 8) ("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: 1, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project will have no impacts on Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geologic/Soils, Hazards and Hazardous

Materials, Hydrology/Water, Land Use/Planning, Mineral Resources, Recreation, Tribal Cultural Resources, Population/Housing, Public Services, Utilities/Service Systems, or Wildfires.

Less than significant impacts have been identified for Aesthetics, Greenhouse Gas Emissions, Transportation/Traffic, Noise, Mandatory Findings of Significance and conditions of approval will be included to assure compliance with County requirements; therefore, reducing potential impacts to a less-than-significant level. See both Sections IV.A. and the discussion throughout the Initial Study.

**(a). Conclusion: Less Than Significant.** Based upon the analysis throughout this Initial Study, the proposed project will not have the potential to degrade the quality of the environment, threaten to eliminate a plant 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 prehistory. Therefore, mitigations have been incorporated to reduce potential impacts to the aesthetic and noise to a less than significant level. See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) as well as the sources referenced.

**(b). Conclusion: No Impact.**

The project will involve a construction of a horse stable and hay barn within a land reserve area; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and no changes in traffic conditions. The incremental air quality, transportation/traffic, public services and utilities impacts of the project when considered in combination with the effects of past projects, current projects and probable future projects in the planning area, will result in no impact.

**(c). Conclusion: Less than Significant Impact.** Construction activities for the proposed project will create temporary impacts to aesthetics, greenhouse gas emissions, and noise. However, the project as proposed and through the incorporation of standard conditions, the project's impacts will be reduced to a less than significant level.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## **VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES**

### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov).

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

**Evidence:** Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN180281 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

## ***IX. REFERENCES***

1. Project Application and Plans submitted for RMA-Planning File No. PLN180281
2. Monterey County 2010 General Plan
3. Carmel Valley Master Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on July 20, 2018
7. Monterey County Geographic Information Systems (GIS)
8. 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, dated January 28, 2003. Report contained in Planning and Building Department file PLN020280.
9. Carmel Valley Ranch Residential Development Traffic Study, prepared by Hexagon Transportation Consultants, Inc. June 16, 2003. Report contained in Planning and Building Department file PLN020280.
10. 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 Department file PLN020280.
11. 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 Geologists C.E.G. #1016, Rogers E. Johnson and Associates, Consulting Engineering Geologists February 17<sup>th</sup>, 2003. Report contained in Planning and Building Department file PLN020280.
12. Letter to Ohlone/Costanoan-Esselen Nation, dated August 29, 2019.