

REVISED DRAFT
ENVIRONMENTAL IMPACT REPORT
FOR THE
CAÑADA WOODS SUBDIVISION
PRELIMINARY PROJECT REVIEW MAP

Prepared for:

COUNTY OF MONTEREY
County EIR #91-01
County Planning File #SB886
Planning Base Map #17
Assessor's Parcel Numbers: 169-221-08, 13, 15, 16; 169-11-04, 05
SCH# 91033023

Project Applicant:

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LDR: Low Density Residential
RDR: Rural Density Residential
LC: Light Commercial

D: Design Control
S: Site Plan Review
B-4: Building Site Area and Setbacks

Proposed Parcel F and about half of Parcel E (as shown on the Preliminary Project Review Map) are designated Planned-Commercial in the Carmel Valley Master Plan Land Use Map. These parcels generally define the easterly limit of the commercial core that includes Valley Hills Shopping Center and Hacienda Hay and Feed. Policy 28.1.19 of the Carmel Valley Master Plan allows for non-retail service centers if specific criteria are met. (See Land Use section for further review of policies).

A portion of Parcel C, Parcel D and half of parcel E are proposed to be zoned Planned General Commercial per CVMP Policy 28.1.20B (CV) which states that up to three acres each of the Williams and Wolters' properties south of the commercially zoned area may be utilized for planned general commercial uses, subject to certain provisions. Parcels C and D are proposed for a contractor service center, offices and residential apartments. Parcel B is also proposed for residential apartments, consistent with the residential zoning of the remainder of the property.

Carmel Valley Trails Plan

In 1984, the County Board of supervisors appointed a citizens advisory committee to develop a trails plan for Carmel Valley in conjunction with the Carmel Valley Master Plan. The committee developed the Carmel Valley Trails Plan, which has not yet been adopted by the County. The intent of the Trails Plan is to establish a practical trail system that provides for pedestrian, equestrian and bicyclist with both transportation and recreational trails between neighborhoods, shopping areas and park facilities. The Carmel Valley Trails Plan provides a framework for a trail system within the Carmel Valley Master Plan area, including specific trail alignments, priorities for acquisition and development, and a procedure for implementation of the general policies.

The Draft Trails Plan shows three main trails which parallel the length of the valley along the valley floor and the flanking ridges. Connecting trails generally tie two or more of these trails together and ascend the slopes of the valley from river to ridge. Secondary trails link neighborhoods, schools, and recreational facilities. Included in this category are scenic and loop trails.

The Draft Trails Plan map proposes a connecting trail along the Cañada de la Segunda Canyon from Carmel Valley Road to the ridge in the general area of the proposed Monterra Ranch residential subdivision. No trail-head parking is proposed in this vicinity. In addition, a proposed trail runs along the southern boundary of the southern property parallel to the river.

The Cañada Woods subdivision proposes a public trails easement parallel to the river on the southern property. No public access trail is proposed on the northerly portion of the site, although the proposed lot configuration does not preclude future establishment of a trail to connect with other adjacent trails on the Big Sur Land Trust and Monterra properties. However, the developers of Monterra Ranch have offered to the County an irrevocable offer of dedication for public trail easements. Until that offer is accepted by the County, the trail easements are not open to the public. ~~trail easements have been dedicated by the developers of the Monterra Ranch subdivision which provide access along the ridge to the Big Sur land property.~~ See traffic section of this EIR for further discussion regarding trails.

County Inclusionary Housing Ordinance

In order to ensure the availability of housing for low and moderate income households, the County Board of Supervisors adopted Inclusionary Housing Ordinance #3419. The ordinance requires that all new residential projects of 7 or more units or lots in Monterey County shall provide low and moderate income units or lots within the project in an amount equal to or greater than fifteen (15%) percent of the total number of units approved for the development project. Alternately, other contributions can be made, including payment of in-lieu fees or off-site contributions of lots or units. Such alternate manner of contribution may be approved by the Board of Supervisors upon a showing by the developer with clear and convincing evidence that on-site contribution is not appropriate for the particular development. A residential development application will not be considered complete for consideration until the applicant has submitted plans and proposals which demonstrate the manner in which the requirements of the Ordinance will be met.

The project currently proposes to construct fifteen apartment units to be available for employees of the commercial and agricultural businesses on the site or at nearby businesses. The project proponent's objective is to reduce the number of home-work vehicle trips generated by the project. The fifteen units are proposed to be developed at the time of construction of the commercial portion of the project on the southern property.

The project proponent is willing to provide the required number of these apartment units as inclusionary low-income housing. In order for the project to comply with Ordinance #3419, 8.85 residential units must be developed that qualify under the Inclusionary Ordinance. The applicant may construct 9 inclusionary units, or alternately, construct 8 units and pay an in-lieu fee for the remaining fraction (0.85) subject to County approval.

REQUIRED PERMITS AND APPROVALS

As indicated in the Introduction, the EIR is an informational document for decision makers. CEQA requires decision makers to review and consider the EIR in their

The Preliminary Project Review Map shows a roadway connecting proposed Williams Ranch Road and Cypress Lane, a private road along the project site's eastern border that serves a number of residential lots. It may be possible to close the Cypress Lane connection with Carmel Valley Road with traffic from the off-site residences using the proposed Williams Ranch Road connection. This would result in no net increase in connections with Carmel Valley Road.

The preliminary project plan accommodates future widening of Carmel Valley Road. At the intersection of the Cañada de la Segunda Road and Carmel Valley Road, the project proposes northbound and eastbound turning pockets, as well as acceleration and deceleration tapers. At the intersection of proposed Williams Ranch Road and Carmel Valley Road, the project proposes southbound and westbound turning pockets, and acceleration and deceleration tapers. In addition, the project proposes to relocate the existing bus stop located just west of the project site entrance to the east side of the new project entrance in accordance with the requirements of the Monterey-Salinas Transit District.

Carmel Valley Trails Plan

The applicant proposes the following trails. The specific location and alignment of the trails would be determined at the tentative map stage.

1. The "River Trail" parallel and adjacent to the Carmel River.
2. The "Connector Trail" which would provide a lateral within the Williams Ranch Road right-of-way and connects Carmel Valley Road with the River Trail; and
3. The "Frontage Trail" that would be along the Paisano Road proposed easement which is envisioned to hook up Cypress Lane to the adjacent property to the west. Development of that parcel may require future dedications to allow bicycle access to Valley Greens Drive.

The "Frontage Trail" is proposed by the applicant to provide a multi-modal trail to interconnect neighbors, developments and roads. At this point the EIR should discuss the project's consistency with applicable policies of the Carmel Valley Master Plan especially 39.2.6.1, 38.1.4.1, 39.2.2.2, 39.2..2.3

~~In order to provide access for pedestrians through the project site, the project proposes to dedicate a trail easement along the river as shown on the preliminary project map.~~

No public pedestrian or bicycle access is shown on the residential portion of the site north of Carmel Valley Road. However, the project design does not preclude the location of a trail easement that would connect proposed public trails through the Big Sur Land Trust property and the Monterra Ranch property, and Carmel Valley Road and the Monterra

property. Trail easements have been offered to the County dedicated by the developers of the Monterra Ranch subdivision which provide access just north and below along the ridge which serves as a common boundary between Monterra Ranch and the project site. to the Big Sur Land Trust property. As indicated on the preliminary project review map, Parcel L, identified as open space on the Preliminary Parcel Map, connects both properties and offers the potential for a pedestrian or equestrian trail.

The location of public trails through this property has been a long term goal of various public and private entities interested in trail development. The TAMC has prepared a draft General Bikeways Plan for review and approval of the Board of Supervisors which identifies a bike trail through the property connecting Carmel Valley Road and Highway 68. This trail is rated a "high" priority in the Plan because of its regional significance (Julie Millsap, TAMC, personal communication, January 1993). The draft Carmel Valley Trails Plan also includes a trail linking Carmel Valley Road and Highway 68 through this property. Neither plan has been adopted by the County at this time.

IMPACTS AND MITIGATION MEASURES

Impact: The project will increase traffic volumes on Carmel Valley Road. Existing traffic volumes on segment 6 of Carmel Valley Road currently exceed acceptable levels of service thresholds established in the Carmel Valley Master Plan, and the County is in the process of evaluating options for improvements, funding, and scheduling.

Trip Generation

The proposed project is expected to generate a gross total of from 1,465 to 1,530 daily trips. However, some trips generated from the employee/inclusionary housing are assumed to be internal to the commercial portions of the project. The commercial portion of the project also is expected to divert existing trips from Carmel Valley Road. Therefore, the resulting net daily project traffic is estimated to range from 696 to 761 trips.

Traffic studies in Carmel Valley have documented a daily trip rate of 7.5 trips per single-family home. The 44 single-family residences are, therefore, expected to generate about 330 daily trips. About 8%, or 26 trips, are expected during the morning peak hour. The afternoon peak hour is expected to represent about 10% of the daily total, or 33 trips. Table 10 shows trip generation estimates.

MITIGATION MONITORING PROGRAM

Public Resources Code 21081.6 requires that a public agency adopt a reporting or monitoring program to ensure that mitigation measures that have been required in or incorporates into a project to avoid or reduce significant impacts have been implemented. This Appendix contains a mitigation monitoring program for the proposed project. The program contains a brief statement of all mitigation measures, specifies who is responsible for implementing the mitigation measures, specifies when the mitigation measure should be implemented, and details the monitoring work program. It is assumed that funding of any County staff time will be provided by the applicant.

Most of the mitigation measures included in this EIR can be included as conditions of project approval, with implementation as part of the Tentative or Final Subdivision Map.

1. Based upon results of the January 1992 Wahler Associates geotechnical investigation, require use of mat foundation systems for structures built on the property south of Carmel Valley Road.

Implementation/Monitoring: Applicant is responsible for conducting tests in accordance with County requirements for submittal to the County Planning Department. The County shall require review and approval of geotechnical studies on lots 32 and 33 as a condition of the Tentative Map.

2. If use of a reclaimed wastewater reservoir is selected, the dam and reservoir shall be designed to withstand seismic shaking in accordance with recommendations provided by an engineering geologist, qualified in dam/reservoir designs.

Implementation/Monitoring: Applicant is responsible for the preparation of engineering plans for the wastewater reservoir, which shall be submitted with the Tentative Map subject to the review and approval of the County Engineer prior to approval of the Tentative Subdivision Map.

3. To reduce the potential for any future movement within the landslide deposit, require that grading be minimized for lots proposed in locations of mapped landslide deposits, and prevent concentrated water from infiltrating the hillside. Such concentrated water infiltration includes septic drain fields or deep septic vertical drains; the latter are considered incompatible with the existing geologic conditions, and such systems are not currently proposed.

Implementation/Monitoring: Mitigation shall be included as a Condition of Approval, and applied to future home construction through provisions established in the project Covenants, Conditions and Restrictions (CC&Rs). Applicant is responsible for preparation of CC&Rs, which shall be submitted and approved by County staff prior to approval of Final Subdivision Map.

4. To reduce the potential for reactivation of portions of the existing old landslide deposits, require control of cut-and-fill earthwork which may destabilize portions of the landslide and control surface water infiltration into the landslide deposit. Construct cut slopes and compacted fill slopes in terrace deposit colluvium, alluvium or topsoil at a slope inclination not steeper than 2:1 (horizontal to vertical). Require permanent erosion protection on all cut and fill slopes.

Implementation/Monitoring: Applicant shall be responsible for preparation of grading plan, which shall be submitted and approved by County staff prior to approval of Tentative Subdivision Map. Development of future homes shall be subject to requirements of the County's Grading Ordinance which requires implementation of erosion control measures. Erosion control guidelines set forth in mitigation shall be included in CC&Rs.

5. Design drainage systems to avoid concentration of runoff and to divert surface waters to reduce the amount of water infiltration into the landslide area. Residential lots located upslope of or adjacent to old landslide deposits shall have drainage systems that divert concentrated surface waters from the slide masses. (See text for further discussion.)

Implementation/Monitoring: Applicant shall be responsible for preparation of engineering plans which shall be subject to the review and approval of the County Engineer prior to approval of the Tentative Subdivision Map.

6. To prevent potential future slope stability problems, the south side bank shall not be cut back during road construction (widening) of the proposed Este Madera Drive. Any required widening for the roadway shall be completed into the north bank, which is underlain by competent shale. The slope of the south bank may be flattened or appropriately retained during road construction to mitigate the possibility of local shallow slump failures which may block portions of the road. An appropriate drainage system shall be constructed at the top of the south bank to reduce surface flow over the slope.

Implementation/Monitoring: Mitigation shall be included as a Condition of Approval. Applicant shall be responsible for the engineering plans which shall be subject to the review and approval of the County Engineer prior to the approval of the Tentative Subdivision Map.

7. If construction of a reclaimed wastewater reservoir is undertaken, require ~~final further geologic engineering as part of wastewater reservoir design. review to determine specific details of dam design, including availability of materials, methods to control seepage, and erosion control.~~

Implementation/Monitoring: Applicant is responsible for the preparation of engineering plans for the wastewater reservoir if required, which shall be submitted with the Tentative Map subject to the review and approval of the County Engineer prior to approval of the Tentative Subdivision Map.