

**FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE
CAÑADA WOODS SUBDIVISION
PRELIMINARY PROJECT REVIEW MAP**

**Certified by the Monterey County
Board of Supervisors**

Date: March 15, 1994

Board Resolution No: 94-108

Printed on Recycled Paper

Prepared for:

COUNTY OF MONTEREY PLANNING
AND BUILDING INSPECTION DEPARTMENT

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:

CAÑADA WOODS TRUST

P. O. Box 4627

Carmel, CA 93921

Prepared by:

DENISE DUFFY & ASSOCIATES

546-A Hartnell Street

Monterey, CA 93940

408/373-4341

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

J

MEMORANDUM

COUNTY OF MONTEREY

DEPARTMENT OF PARKS

TO: Ann Towner, Project Planner DATE: November 10, 1992

FROM: Rich Brandau, Planner *Rich*

SUBJECT: CANADA WOODS SUBDIVISION DRAFT EIR

On page 15 of the draft EIR, I read with interest, the discussion by Denise Huffy and Associates on the issue of public trail easements within the Carmel Valley Master Plan area in general and the Canada Woods subdivision in particular. Inasmuch as the Monterey County Parks Department has been designated by the Board of Supervisors as the lead agency with regard to Countywide trails, our comments on this matter follow.

1
The Carmel Valley Trails Plan, though not formally adopted by the County, has long been used as a planning document for various County governmental agencies, who are now or have been in the past, actively involved with public recreational riding and hiking trails. There is no denying that the Carmel Valley Trails Plan favors various and several public riding and hiking trail corridors within the Carmel Valley Master Plan area. One such trail route utilizes an alignment which connects Carmel Valley Road to the ridgeline abutting the southerly boundary of the Monterra Ranch via Canada de la Segunda Canyon. This route also happens to be the major accessway leading into the Canada Woods subdivision. Acquisition of a public trail easement of this significance would be a major step in achieving the long sought-after goal of linking Jacks Peak Park with established trail systems on the southerly side of Carmel Valley Road. Future trails could be planned to provide trail access from Jacks Peak to Toro Park and the Salinas Valley via future public lands acquired from the closure of Fort Ord.

2
The draft EIR is somewhat misleading in stating that the County of Monterey has public trail easements through portions of Monterra Ranch. Actually, the Monterra Ranch developers granted the County an irrevocable offer of dedication for public trail easements and, unless and until that offer is accepted, the trail easements are not opened to the public. It should be noted that access to the Monterra trails from Carmel Valley Road has been assumed to be through property owned by Big Sur Land Trust. While indications are that the land trust will allow public use of their property for

2 | trail purposes, there is no legal obligation for them to do so at this time. The draft EIR is also incorrect with regard to the location of the trail easement located on the Monterra Ranch property. It is not located along the ridgeline which generally serves as the common boundary between Monterra Ranch, the Big Sur Land Trust property, and the proposed Canada Woods subdivision. It generally follows the valley just north and below the ridgeline alluded to in the EIR.

3 | Lastly, the draft EIR states "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." Parks staff concurs that the configuration of the various open space parcels shown on the preliminary parcel map could provide a singular public riding and hiking trail corridor to existing and future trails that is consistent with the intent of the Carmel Valley Trails Plan and the Carmel Valley Master Plan.

The County Parks Department will make itself available to the applicant in an effort to strategically locate a public trail easement that is the least disruptive to the lifestyle of the residents of the Canada Woods subdivision.

RB:vm

cc: Gary Tate, Monterey Peninsula Regional Park District
Janet Heimann
Rod Mills, Carmel Valley Saddle Club

towner2.mem
\\wp51\letters\rich_b

F-26

RESPONSE TO LETTER J.

1. Comment is acknowledged. The lack of public trail access from Carmel Valley Road to the ridgeline abutting the northern boundary of the project site through Cañada de la Segunda Canyon is not considered a significant adverse environmental impact warranting mitigation. However, the County Parks Department could recommend, at this tentative map stage, that the applicant dedicate easements for riding and hiking trails. The final decision regarding dedication of trail easements will be made by the Board of Supervisors at the time action is taken on the tentative map.
2. The text on page 16, paragraph 1, and page 88, paragraph 1, has been revised to more precisely define the location and status of the Monterra Ranch easement.
3. Comment acknowledged, no response is necessary.

MONTEREY COUNTY

DEPARTMENT OF HEALTH

ROBERT J. MELTON, M.D., M.P.H., Director



PREVENTIVE MEDICINE

ENVIRONMENTAL HEALTH

HEALTH PROMOTION

MENTAL HEALTH

ALCOHOL AND DRUG PROGRAMS

EMERGENCY MEDICAL SERVICES

- ☐ 1270 NATIVIDAD ROAD, SALINAS, CALIFORNIA 93906-3198 (408) 755-4500
- ☐ 1200 AGUAJITO ROAD, MONTEREY, CALIFORNIA 93940-4898 (408) 647-7650
- ☐ 1180 BROADWAY, KING CITY, CALIFORNIA 93930 (408) 385-8350
- ☐ 1292 OLYMPIA AVENUE, SEASIDE, CALIFORNIA 93955 (408) 899-8100
- ☐ 955 BLANCO CIRCLE, SUITE D, SALINAS, CALIFORNIA 93901 (408) 755-4583

PLEASE REPLY TO ADDRESS CHECKED

MEMORANDUM

TO: ANN TOWNER, SENIOR PLANNER

FROM: DERINDA MESSENGER, ENV. HEALTH SPECIALIST *DM*

RE: CANADA WOODS DRAFT EIR

DATE: NOVEMBER 10, 1992

This Department has reviewed the above referenced document and offers the following comments;

WATER SERVICE

1. The EIR should include water balance calculations based on the actual historical consumptive water at the site in addition to calculations based on estimated consumptive use.

WASTEWATER DISPOSAL

2. The EIR should clarify that the Carmel Valley Waste Water Study does not specifically allow for interbasin transfer of wastewater disposal capacity. In response to an inquiry by this Department in 1987, James M. Montgomery Consulting Engineers, Inc. compiled a list of hydrologically connected subbasins in the Carmel Valley study area. Based on the Montgomery letter and list, it appears technically feasible to transfer "septic-tank credits" from subbasin 31 to subbasin 32. The Board of Supervisors, however, adopted Resolution 288 in 1983 which prohibits further subdivision in subbasins 7, 9, 30, and 32 and places density limitations on all subbasins. The applicant must request that the Board transfer a specific wastewater allotment from subbasin 31 to subbasin 32.

3. The EIR should note that the Health Department recommends the project proponent pursue Alternative #2, providing a wet weather storage reservoir instead of disposal fields. Complete reclamation of domestic wastewater will not only reduce the projected water demand but will also reduce the nitrate impact of wastewater disposal to the Carmel Valley Groundwater Basin. The subsurface disposal of wastewater as described in Alternative #1 will require an exception to the design criteria as contained in the Montgomery report: the Williams parcel requires a disposal rate of 0.15 gallons per square foot of sidewall area, whereas Alternative #1 calls for 1.2 gallons per square foot of sidewall.

Thank you for giving this Department the opportunity to comment on the Canada Woods project. If you have any questions regarding these comments, please do not hesitate to contact me at 755-4964.

F-28

RESPONSE TO LETTER L.

1. Mitigation measure 10, page 36, has been revised to include the specific requirements noted in the comment.



monterey peninsula regional park district

POST OFFICE BOX 935 • CARMEL VALLEY, CALIFORNIA • 93924 • (408) 659-4488

BOARD OF DIRECTORS

Sean Flavin
Robert Griffin
Patricia Hutchins
Zad Leavy
Dina Stansbury

DISTRICT MANAGER

Gary Tale

November 16, 1992

Ms. Ann Towner, Project Planner
Monterey County Planning Division
P. O. B. 1208
Salinas, CA 93902

RE: Canada Woods Subdivision Draft EIR

Dear Ms. Towner:

The Monterey Peninsula Regional Park District has reviewed the draft EIR for the Canada Woods Subdivision and has the following comments regarding public trail easements.

In order to comply with the intent of both the Carmel Valley Master Plan & Trails Plan, we strongly suggest a condition of approval be added to require a dedicated multi-modal trail easement (pedestrian, equestrian, and bicyclist) connecting the ridgeline area and potential Monterra easements, on the north end of the project, with the Carmel Valley Road, on the south end. Policies 39.2.2.2 & 39.2.6.1 of the Carmel Valley Master Plan are clear on the desire for multi-modal trail easements of just such an opportunity. Furthermore, Goals 1-6 of the Carmel Valley Trails Plan leave no doubt as to the legitimacy of such a conditional requirement. In a related finding, the TAMC Bicycle & Pedestrian Facilities Committee recently recommended that the proposed roads within the Canada Woods project be designed to accommodate bicycles.

We recommend the condition be worded as follows: "A public trail easement shall be dedicated in perpetuity which provides effective pedestrian, equestrian, and bicycle access between Carmel Valley Road, the Monterra project, and access points beyond. Said final alignment shall be approved by the Director of the Monterey County Planning & Building Inspection Department and the Director of the Monterey County Parks Department."

The assumption that the Big Sur Land Trust property will provide the means for an effective connection between the ridgeline and the valley trail systems should not be

Ms. Ann Towner
November 16, 1992
Page 2

1
used to relieve the developers of the Canada Woods project of their responsibilities to the community in which they plan to create potential impacts.

The exact alignment of the trail easement should be as effective as possible for the users and with as little impact on the future residents of Canada Woods while still fulfilling the intent and spirit of both planning area documents. We will gladly work with the consultants and the County in this regard.

Sincerely,



Gary Tate
General Manager
GAT:tj

cc: Rich Brandau
Rod Mills

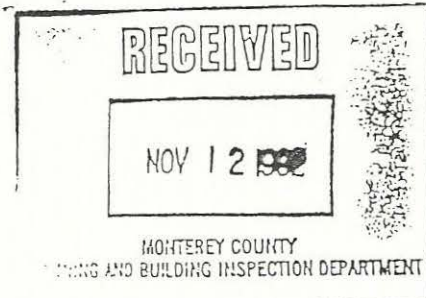
RESPONSE TO LETTER M.

1. Refer to Response to Comments H-1 for reference to Policy 39.2.2.2. Response H-1 states that the applicant is not adverse to providing bicycle transportation. In response to J-1, the EIR consultant states that trail access on the property can be negotiated between the County and the applicant. The Draft EIR concludes on page 137 that the project is also consistent with Carmel Valley Master Plan policies 39.2.2.3 and 39.2.6.1. The recommendation regarding condition of approval is referred to decision makers.

T



CARMEL VALLEY TRAILS ASSOCIATION
POST OFFICE BOX 1636
CARMEL VALLEY, CA 93924



November 10, 1992

Ann Towner
Project Planner
Monterey County Planning and Building Inspection
P.O. Box 1208
Salinas, CA 93902

RE: Draft Environmental Impact Report
(EIR #91-0001) on the Canada Woods Subdivision

Dear Ms. Tower:

Carmel Valley Trails Association believes this development provides an unprecedented opportunity for the County to obtain outstanding horseback and hiking trail easements. This is the first time a single property spans the entire distance from the valley's northern rim to the Carmel River.

1 | A trail easement located in Canada de la Segunda Canyon would provide a highly strategic link between the Ridge trail, near Jack's Peak Park, to the east/west trail along the river.

2 | Such a route is noted, but not proposed on page 15 of this EIR. Also on page 15 it is stated that no trail head parking was proposed in this area by the Carmel Valley Master Plan trail draft. We believe such parking could be provided by the developer perhaps on the south side of Carmel Valley Road.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rod Mills".

Rod Mills
President

cc: Monterey Peninsula Regional Park District
Monterey County Parks Dept.
Monterey County Board of Supervisors
Big Sur Land Trust
Janet Hyman
Monterey County Planning Commission

RESPONSE TO LETTER T.

1. Refer to Response to Comments H-1 and J-1.
2. Refer to Response to Comments H-1 and J-1.

V

HARRY L. NOLAND
(1904-1991)
PAUL M. HAMERLY
MYRON E. ETIENNE, JR.
PETER T. HOSS
JAMES D. SCHWEFEL JR.
MARTIN J. MAY
STEPHEN W. PEARSON
LLOYD W. LOWREY, JR.
ANNE SECKER
PAULA ROBINSON
ANTHONY L. LOMBARDO
JEROME F. POLITZER, JR.
CHRISTINE P. GLANASCOL
RANDY MEYENBERG
LISA KIMIKO NAKATA

MARK J. DREVER
OF COUNSEL

NOLAND, HAMERLY, ETIENNE & HOSS
- A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
333 SALINAS STREET
POST OFFICE BOX 1818
SALINAS, CALIFORNIA 93902

AREA CODE 408
SALINAS TELEPHONE 424-1414
MONTEREY TELEPHONE 372-7525
TELECOPIER 424-1875

OUR FILE NO. 13815.000

November 12, 1992

Ann Towner
Monterey County Planning
P. O. Box 1208
Salinas, CA 93902

Re: Cañada Woods Draft Environmental Impact Report
(EIR 91-01)

Dear Ann:

This letter contains the applicants' comments on the draft Environmental Impact Report for the Cañada Woods project.

The Environmental Impact Report contains a very thorough analysis of the potential environmental impacts from this project. There are several relatively minor changes in the document that would improve its accuracy and increase its utility as a decision making tool.

Our comments are as follows:

<u>Page</u>	<u>Comment</u>
iv	<u>Mitigation No. 7</u> - The Wahler and Associates Geotechnical Evaluation of the proposed wastewater reservoir site concluded that the site was suitable for the construction of the wastewater reservoir if it was deemed necessary. The report concluded that the final engineering design of the structure would have to occur prior to construction. Mitigation No. 7 should be revised to reflect that fact as follows: "..., require further final geologic/engineering review to determine as a part of wastewater reservoir design. " The applicants believe that the wastewater retention structure is unnecessary based on the design parameters and conclusions contained in the Questa Engineering Report submitted with the application.

F-67

Ann Towner
Monterey County Planning
November 12, 1992
Page 5

<u>Page</u>	<u>Comment</u>
15	The discussion of trail easements at the bottom of page 15 and continuing onto the top of page 16 should reference the fact that the applicants are willing to provide a trail connecting Carmel Valley Road to the proposed River Trail adjacent to Williams Ranch Road. The language regarding the possibility of connecting to Big Sur Land Trust Trails or the Monterra property should be deleted. A trail on this property is unnecessary to accomplish the public trail link from Carmel Valley to the "Northern Ridge Trail." This is accomplished by the Big Sur Land Trust/Monterra link which has been previously approved by the Board of Supervisors. Also, see the trail discussion in this letter under page 87.
	<u>Figure No. 7</u> should be revised. The Navy Fault has not been mapped on this property. The illustration on Figure 7 should be revised. Extensive trenching was done and determined that the Navy Fault does <u>not</u> go through either building envelopes on Lots 32 and 33.
23	The language of the second full paragraph should also be revised because as far as the applicants are aware, the Navy Fault has never been mapped on the northeast portion of the site, but only theorized at that location. Extensive trenching has been done in the areas of Lots 32 and 33 and no fault traces were found.
23	The final paragraph should be revised to state that the MCE design criteria were developed for potential reservoir construction but that housing and other structures associated with the residential and commercial development proposed as a part of this project should be required to comply with the Uniform Building Code standards for earthquake construction (Seismic Zone IV).
25	In the first paragraph, the sentence containing the words "... narrow and steep-planned side valley ..." appears to contain a typographical error. Should the word be "planed?"

Ann Towner
Monterey County Planning
November 12, 1992
Page 12

Page

Comment

even further. The conclusions on page 28 at the top of the page are correctly stated.

132

Middle of page, fourth paragraph. The dedication of a trail easement through Parcel L is not proposed by the applicant. There are the several trails that are proposed by the applicant that meet the intent of Policy 39.2.6.1. They are, as mentioned earlier in this letter, as follows:

1. The "River Trail" easement to be located parallel and adjacent to the Carmel River.

2. The "Connector Trail" easement which would laterally connect Carmel Valley Road to the River Trail and actually on down to the River, if considered appropriate by the community.

3. The "Frontage Road Trail." This trail has the single greatest opportunity to improve the existing poor bicycle access that currently has to use Carmel Valley Road. This proposed trail would connect with Cypress Lane at the easternmost edge of the southern property and extend conceptually through to Rancho San Carlos Road. Again, the County's cooperation will be necessary to implement this as would the neighbors along Cypress Lane and the community at large.

The applicant believes these proposed trail easements more than meet the intent of Carmel Valley Master Plan Policy 39.2.6.1.

133

Top of page. The Carmel Valley Master Plan Policy 39.3.2.1.d. states that once the "trigger" is pulled, approvals are to be deferred "...unless and until an EIR is prepared which includes mitigation measures ..." The EIR for these improvements was adopted by the Board of Supervisors on November 3, 1992 and is now a Certified Final EIR. It specifically addresses a wide range of improvements to the existing roadway. Therefore, the requirements of the Carmel Valley Master Plan Policy 39.3.2.1 have been met. Of course the applicant will contribute its fair share to fund improvements

Ann Towner
Monterey County Planning
November 12, 1992
Page 13

Page

Comment

62

once the specific improvements are finalized, in accordance with the adopted Final EIR.

134

63

Page 134 states that the tentative map for Phase I of Monterra was approved. In actuality the final map for Phase I of Monterra has recently been filed and the tentative map in its entirety was approved several years ago.

143

64

The possible project alternative discussed on page 143 of clustering a greater number of lots in the area now consisting of Lots 25 through 31 would require the elimination of a significant number of trees and effect the rural design character of the project. The building envelopes on Lots 9 and 10 have been relocated in order to eliminate the possibility of significant visual impact and Lots 8 and 17 are visible only briefly from Valley Greens Drive which is not a significant public viewing area. The clustering alternative would have a much greater negative environmental impact than the project proposed by the applicants.

Appendix F

65


The applicant believes it is appropriate to include the Barton-Aschman studies for the Highway 1/Carmel Valley Road intersection. The conclusions indicated that stacking lanes, along with signalization of the intersection, would yield significant improvements over the current intersection level of service.

66

The "mitigation monitoring" plan should also be updated to reflect these changes, as appropriate.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS
A Professional Corporation



Anthony L. Lombardo

ALL:ncs

RESPONSE TO LETTER V.

1. Mitigation measure 7, pages v and 31, has been revised.
2. All construction projects are required to comply with the County Grading Ordinance. Mitigation measure 11, pages vi and 36, has been revised to note this requirement.
3. Mitigation measure 14, pages vii and 44, has been revised to specify location of proposed drainage improvements.
4. Mitigation measure 11, pages vi and 36, applies to all grading operations including the berm on lot 44.
5. Mitigation measure 17 stands as written.
6. Mitigation measure 29, pages viii and 65, has been revised to require an archaeological monitor on the project site exclusive of the existing agricultural lands proposed for an agricultural conservation easement.
7. Mitigation measure 31, pages ix and 78, has been revised to omit lot 20; lot 20 is not visible from Carmel Valley Road.
8. Mitigation measure 32, pages ix and 78, has been revised as suggested. During the initial scoping meetings and in the Request for Proposal, the County established concerns about public viewshed as the primary issue associated with aesthetics. These have been addressed in detail in the Draft and Final EIR. However, while public views are discussed, the project may also result in viewshed impacts to the Morgens, Monterra and perhaps the Quail Meadows properties. Specific mitigations recommended to address project related public viewshed impacts may also serve to mitigate private viewshed impacts. For example, mitigation measures 31 through 39 identify the need for building envelopes and height restrictions that will either screen the project or reduce its impact. Other mitigation measures recommend subdued colors and non-reflective building materials.
9. This reference is corrected on pages ix and 79 of the Final EIR.
10. Comment is acknowledged.
11. The mitigation measure reflects current County policy regarding right-of-way for the potential widening of Carmel Valley Road and is consistent with policies established in the Carmel Valley Master Plan. Until such time as Master Plan policies regarding widening Carmel Valley Road are changed, dedication of right-of-way easements are

being required of developments fronting Carmel Valley Road (George Devine, County Public Works Department, personal communication, January 1993).

12. Mitigation measure 20 is intended to ensure that the proposed development envelopes minimize vegetation removal.
13. Mitigation measure 22, pages xiii and 60, has been revised to limit fencing to area within individual development envelopes.
14. Development would result in some limited removal of habitat, which the EIR concludes is a less-than-significant adverse environmental impact.
15. Due to sensitivity of oak root zones, Mitigation 27 seeks to prohibit any activity within drip lines of existing oak trees not planned for removal in order to protect these trees during construction.
16. As indicated in Response to Comment V-15, the mitigation seeks to protect existing trees not planned for removal.
17. Refer to the Response to Comment B-2.
18. Table 3, page 9, has been revised as suggested.
19. The text on page 9, last paragraph, has been revised to specify the correct parcels proposed for employee apartments.
20. Comment is acknowledged. The location and development of public trails across this site is controversial and is noted as such in the Draft EIR.
21. Comment is acknowledged. Geotechnical investigation of lots 32 and 33 by Wahler and Associates indicate that no active fault traces associated with the Navy Fault pass through either development envelope on the lots. This is indicated in the Draft EIR on page 24, paragraph 2.
22. That conclusion is indicated in paragraph 2 of page 24. No revision is necessary.
23. Text is added to page 24, paragraph 1, to indicate that structures associated with the project are required to conform to the Uniform Building Code.
24. "Steep-planned" is changed to "steep-planed".
25. Refer to the Response to Comment V-2.

26. The text on page 41, paragraph 3, has been revised as noted.
27. The text on page 41, paragraph 2, has been revised as noted.
28. The text on page 42, paragraph 4, has been revised as noted.
29. The paragraph stands as written.
30. The text on page 43, paragraph 2, has been revised to indicate that the proposed project access road may be temporarily impassable.
31. The 10,000 square-foot figure is used as worst-case for analysis purposes.
32. Mitigation measure 23, pages viii and 60, has been revised.
33. Mitigation measure 23, page 62, has been revised to reflect tree replacement at a ratio of 3:1.
34. Comment is acknowledged.
35. Refer to the Response to Comments V-15 and V-16.
36. Refer to the Response to Comment V-6.
37. The text on page 73, paragraph 4, has been revised as noted.
38. Comment is acknowledged.
39. Mitigation 31 has been revised. Refer to pages ix and 78.
40. The text on page 82, paragraph 5, has been revised to include the most recent information on the traffic fee ordinance.
41. Text reflects correct interpretation of current County policy.
42. Figure 23 has been revised to omit reference to signal. Refer to page 86.
43. The text stands as written.
44. The Draft EIR describes the proposed easement on page 85, paragraph 5. The Draft EIR states that the project proposed to consolidate two driveways at the entrance to the northern portion of the site.

45. Text has been added on page 92 which identifies impacts associated with the consolidation of the two driveways on the north side of Carmel Valley Road.
46. Text has been changed. Refer to page 85, paragraph 3.
47. The text on page 87, paragraph 2, is changed to specify the public trail facilities proposed by the applicant on the site.
48. Refer to the Response to Comment V-47.
49. Comment is acknowledged.
50. Mitigation measure 42 has been revised as noted on pages x and 93.
51. Comment is acknowledged, no response is necessary.
52. Text has been revised on page 105, third paragraph.
53. Text has been revised on page 106.
54. See also Comment Q-4. Text has been revised.
55. Text has been revised on page 122, paragraph one.
56. Table 17 has been revised to include units of measure. Refer to page 121.
57. The Draft EIR text clearly indicates that wet weather disposal via leachfield is not expected to result in increased nitrate concentrations and could possibly reduce these concentrations over what currently exists. However, concerns have been expressed due to historic groundwater conditions and proposed loading factors. See Comment K-3 from Monterey County Health Department.
58. Comment is acknowledged.
59. The text on page 135, paragraph 5, has been revised.
60. Comment is acknowledged.
61. Refer to the Response to Comment V-47.
62. The text on page 137 has been revised to include the most recent information on the Carmel Valley Road improvements EIR.

63. Comment is acknowledged.
64. Comment is acknowledged. As stated in the Draft EIR, the environmentally superior alternative is the proposed project with mitigation.
65. The Draft EIR includes a discussion of proposed improvements to the Highway 1/Carmel Valley Road intersection, none of which have been adopted at this time. The Barton-Aschman study of that intersection is on file with the County of Monterey Public Works Department and is available for public review.
66. The Mitigation Monitoring Plan has been revised in accordance with changes made in this Final EIR.