

Chapter 2. Project Description

LOCATION

Regional Location

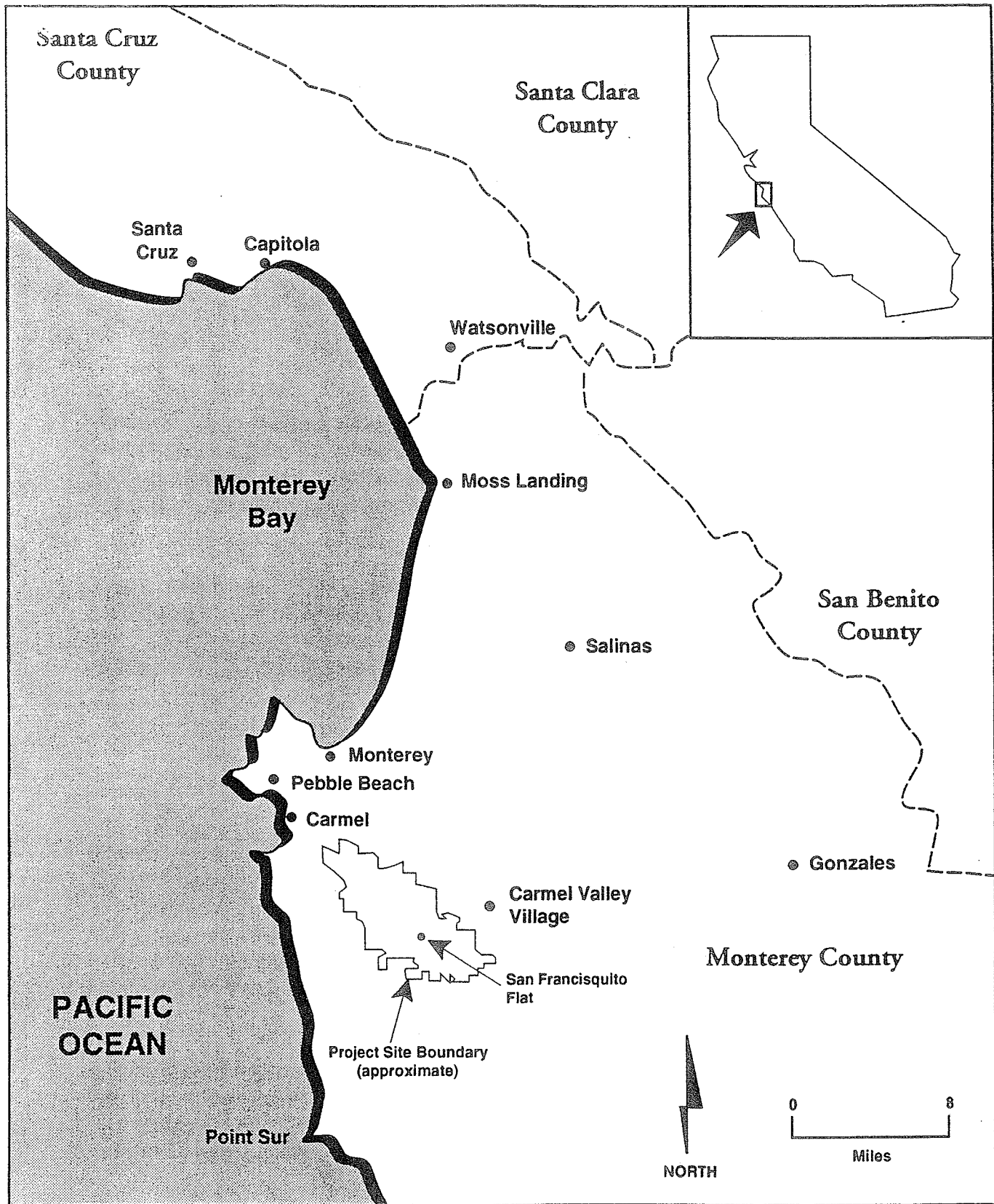
The project site, known as Rancho San Carlos, encompasses approximately 20,000 acres located in western Monterey County. The site is located approximately 2-10 miles south of Carmel Valley and 5 miles east of the Pacific Ocean (Figure 2-1). Rancho San Carlos Road and Robinson Canyon Road, which extend south from Carmel Valley Road, currently provide access to the site (Figure 2-2).

The project region has a varied topography of valleys, flat lands, rolling hills, and steep slopes, with San Francisquito Flat occupying the south-central portion of the project site. Topography on the site ranges in elevation from 3,000 feet along the southwest boundary to approximately 30 feet on the floor of the Carmel Valley in the north. The ridges and valleys generally trend northwest-southeast.

Site Location

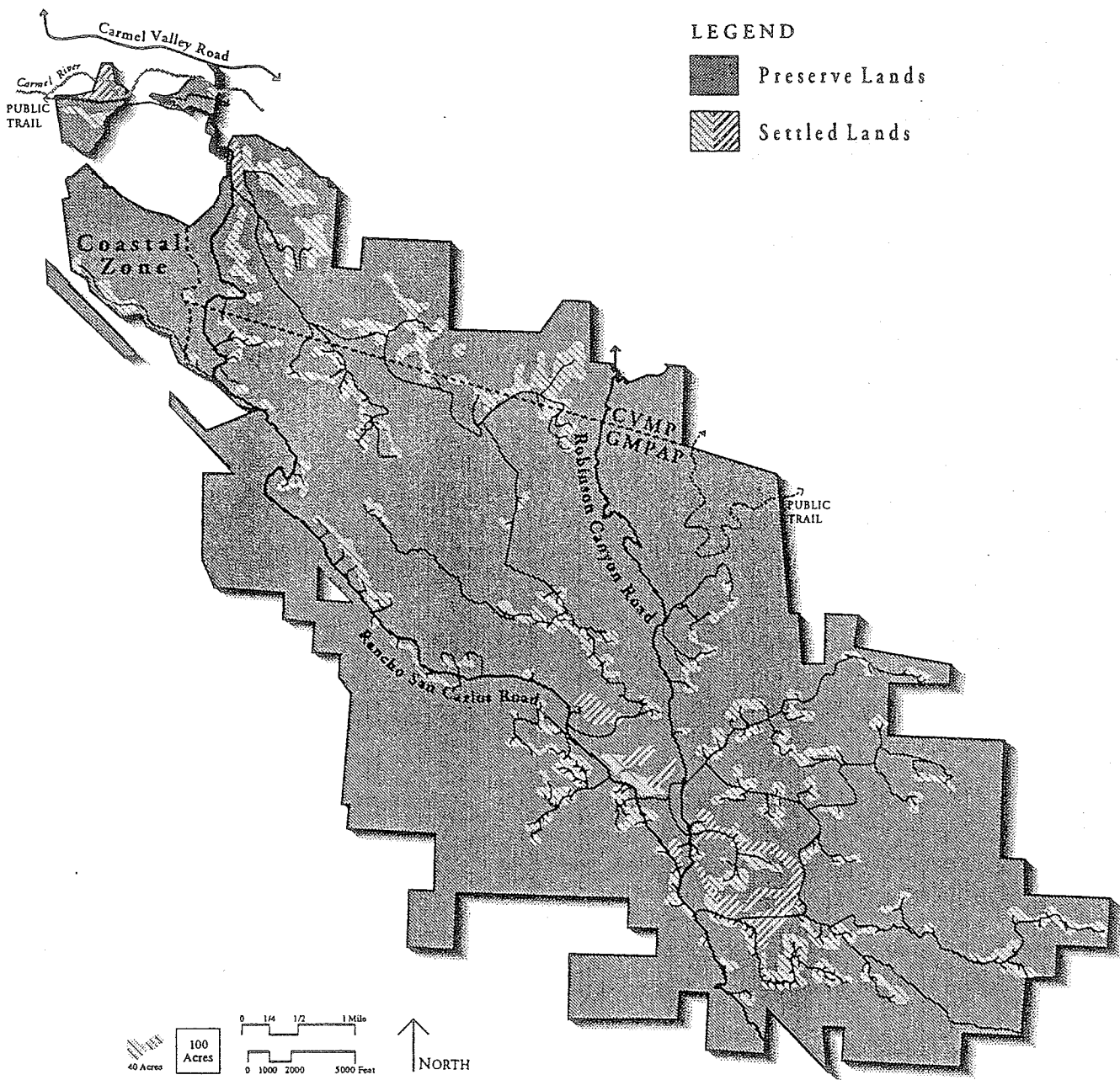
The project site is bounded by the Carmel Valley on the north and northeast and by relatively undeveloped land on all other sides, except for recreational development of approximately 200 cabins at San Clemente Rancho and White Rock Club to the south and southeast. The site encompasses a portion of the Santa Lucia Range southwest of the Carmel River. The property includes many of the drainage basins of Hitchcock Canyon, Las Garzas Creek, Potrero Canyon, Robinson Canyon, and San Clemente Creek, all tributaries of the Carmel River, and San Jose Creek, which flows into Carmel Bay just north of Point Lobos.

Lands surrounding the approximately 20,000-acre site have a variety of uses, including ranching, public and private recreation and open space, and residential and second-home development. Public and private recreation and open space uses surround the project site to the east and south, with the more urbanized lands located north of the site in the Carmel Valley (Figures 2-2 and 3-2).



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Figure 2-1
Regional Location



Source: Rancho San Carlos Partnership 1994a.



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Figure 2-2
The Santa Lucia Preserve

PROJECT OBJECTIVES

The Rancho San Carlos Partnership is the applicant, and its project objective is to secure approval for two combined development permits to create a project known as the Santa Lucia Preserve. The partnership seeks to establish a permanent preserve for native plant and wildlife habitat while pursuing limited development (e.g., housing, visitor-serving accommodations, commercial and recreation facilities) of the least environmentally sensitive land. The full plan proposes a maximum of 150 visitor-serving units; 297 market rate lots; 53 employee housing units; and commercial, equestrian, and recreational uses on 2,000 acres ("settled lands"). Open space/"preserve lands" constitute the remaining 17,815 acres of the site (Figure 2-2).

BACKGROUND

Over the past 4 years, the landowner, the Rancho San Carlos Partnership, has undertaken a comprehensive planning effort to inventory and understand the natural resources of the site. Following this analysis, the partnership devised a conceptual plan with the goals of placing a limited amount of development on the land and supporting the protection and enhancement of the natural resource systems.

In March 1993, the Monterey County Board of Supervisors, recognizing the unique natural and scenic resources of Rancho San Carlos, adopted Resolution No. 93-115, amending the GMPAP to designate that portion of the ranch included within the GMPAP area as a "Comprehensive Planned Use" area.

To carry out that designation, the board required that a comprehensive development plan be prepared for the entire site, which would include lands within the GMPAP area and those additional portions of land located outside the GMPAP area within the CVMP area and the CZ. Specifically, Board Resolution No. 93-115 states that:

- particular attention be given toward siting so that planning development is compatible with existing resources and adjacent land uses;
- the total density included in the entire comprehensive development plan does not exceed 150 visitor accommodation units and 350 single-family residential dwelling units; and
- the comprehensive development plan shall include an open space component specifically describing the manner in which at least 14,467 acres of Rancho San Carlos will be retained in perpetuity for grazing, recreation, and resource conservation.

Board Resolution No. 93-115 established the framework for the Rancho San Carlos Partnership to continue planning for the site in accord with the objectives of preserving the natural setting while providing for a limited amount of development. This framework resulted in the applicant's plan for a community preserve that includes the following components:

- 90% of the land, or approximately 18,000 acres, including the property's natural resources, is proposed to be set aside as "preserve lands" to maintain the vitality and character of the overall landscape; and
- 10% of the land, or approximately 2,000 acres, is proposed to be developed as "settled lands" for housing, recreation areas, and a community center.

Together, the "preserve lands" and the "settled lands" constitute the community preserve known as the Santa Lucia Preserve (Figure 2-3). The comprehensive development plan prepared for the Santa Lucia Preserve documents resources of the ranch and identifies guiding principles for their conservation and protection. The plan also addresses development compatibility, along with defined land use and phasing program for each of the three county planning areas, and proposes a system of development standards to guide design, siting, and construction of all buildings, roads, landscape, and infrastructure improvements in response to existing county policy and the unique natural and scenic resources of the ranch.

A resource management plan was also prepared for the Santa Lucia Preserve in response to Board Resolution No. 93-115. This plan details the applicant's method of conservation through the establishment of the Santa Lucia Conservancy. According to the plan, the preserve lands will be owned and managed through two organizations: the Santa Lucia Conservancy (the Conservancy) and the Stewardship Company. The functions of each are described briefly below:

- The Conservancy will be organized as an independent nonprofit corporation to oversee, govern, and control the resource management of the Santa Lucia Preserve. As proposed, the Conservancy will also coordinate public access to the site through ongoing education and interpretive programs and publicly licensed trails.
- The Stewardship Company will be a separate but wholly owned subsidiary of the Conservancy, responsible under contract with the Conservancy for implementing all resource management, scientific, and educational objectives of the Conservancy. Additionally, the Stewardship Company will conduct commercial, recreational, and community-serving responsibilities, including fire protection and security services, operations and maintenance of the water and wastewater facilities and roads under contract to the ranch county service area (CSA), landscape maintenance services for homeowners, and a native plant materials nursery.

Land Use Summary

The acreages shown in this table are approximate.

PRESERVE LANDS — Total
Grazing, Recreation, and
Resource Conservation Use

SETTLED LANDS — Total
Commercial, Visitor Accommodation,
Recreation and Residential Uses

- C** Rancholands
• Commercial
- V** • Visitor Accommodation
- RO** • Recreational Open Space
- H** Homelands
• Residential

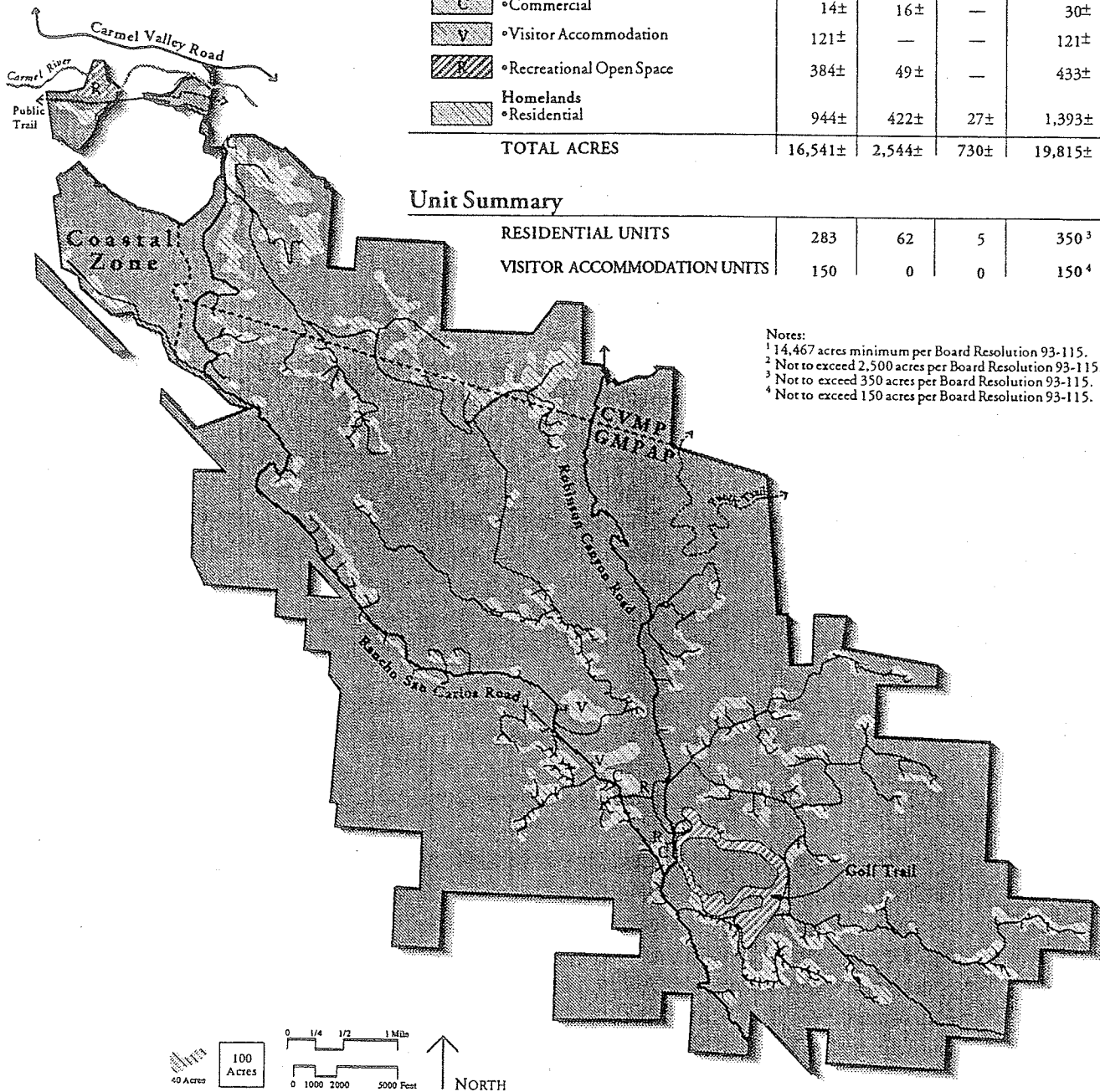
	GMPAP	CVMP	Coastal Zone	TOTAL
PRESERVE LANDS	15,078 ±	2,057 ±	703 ±	17,838 ±
SETTLED LANDS	1,463 ±	487 ±	27 ±	1,977 ±
Rancholands	519 ±	65 ±	—	584 ±
• Commercial	14 ±	16 ±	—	30 ±
• Visitor Accommodation	121 ±	—	—	121 ±
• Recreational Open Space	384 ±	49 ±	—	433 ±
Homelands	944 ±	422 ±	27 ±	1,393 ±
• Residential				
TOTAL ACRES	16,541 ±	2,544 ±	730 ±	19,815 ±

Unit Summary

	GMPAP	CVMP	Coastal Zone	TOTAL
RESIDENTIAL UNITS	283	62	5	350 ³
VISITOR ACCOMMODATION UNITS	150	0	0	150 ⁴

Notes:

- ¹ 14,467 acres minimum per Board Resolution 93-115.
- ² Not to exceed 2,500 acres per Board Resolution 93-115.
- ³ Not to exceed 350 acres per Board Resolution 93-115.
- ⁴ Not to exceed 150 acres per Board Resolution 93-115.



Source: Rancho San Carlos Partnership 1994a.



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Figure 2-3
Comprehensive Development Plan

EXISTING IMPROVEMENTS

Most of the Rancho San Carlos property is undeveloped. Access to the site is currently provided by Rancho San Carlos Road, a 10-mile paved private rural road, and Robinson Canyon Road, a 9-mile paved county road. Internal access is provided by over 100 miles of existing ranch roads. Stock ponds are scattered throughout the property. Pacific Gas and Electric Company (PG&E) and Pacific Telephone (PacTel) easements cross the site, and power and telephone services are available on portions of the property. Cattle grazing has occurred on the site for two centuries.

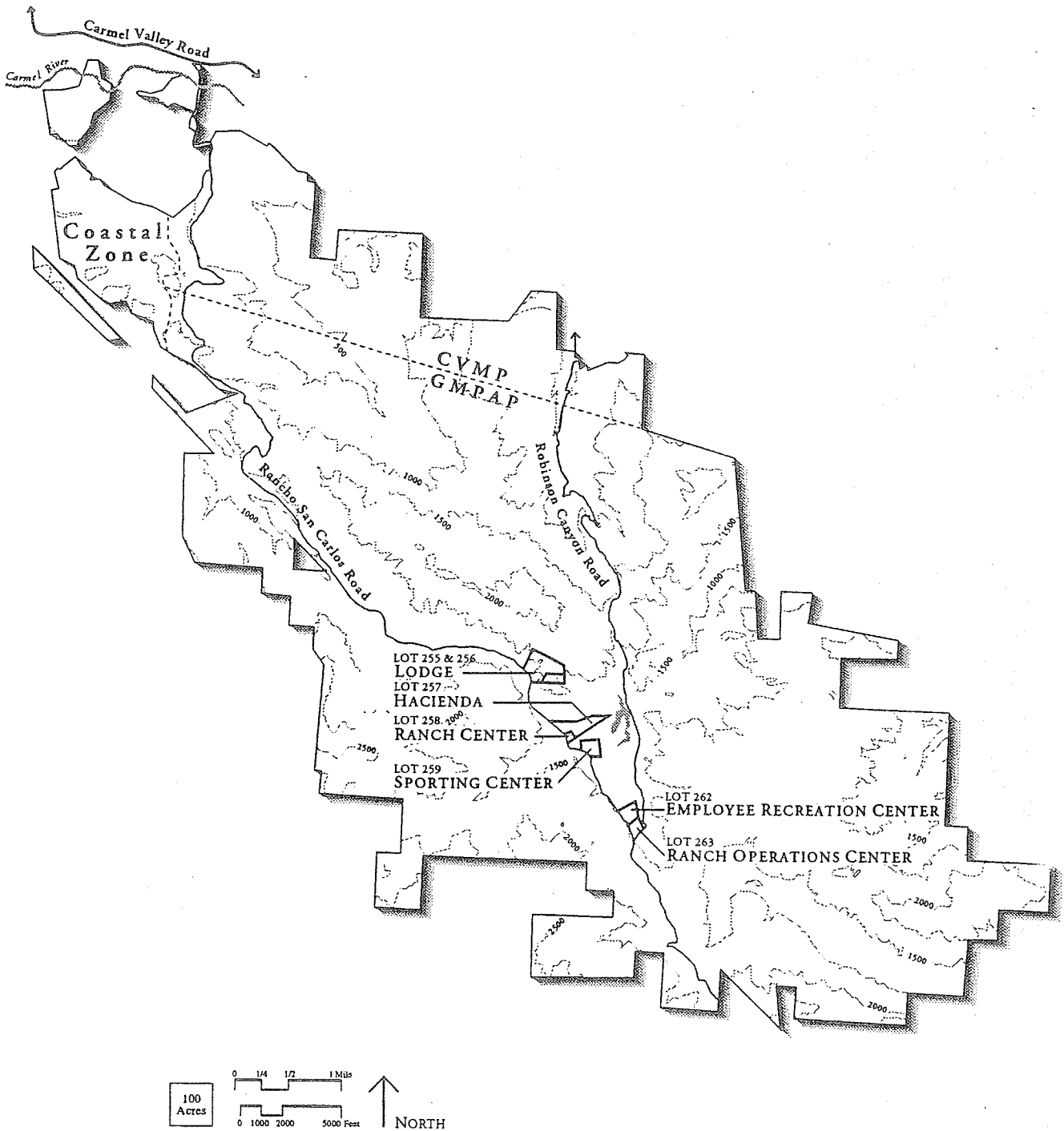
Land uses that presently occupy the site include the ranch house, guest accommodations, offices, and employee housing, as well as ranch operation facilities, including barns, stables, and equestrian facilities. A total of 14 existing and approved dwelling units are on the property. These units include the ranch house, auxiliary buildings with 16 guest rooms, a dining room, kitchen, two meeting rooms, and approximately 1,000 square feet of office space, which is used by employees and guests of the ranch.

PROJECT CHARACTERISTICS

The project proposed for the Rancho San Carlos property is detailed in the applicant's comprehensive development plan (Rancho San Carlos Partnership 1994a). The comprehensive development plan includes 20,000 acres within the GMPAP, CVMP, and the Carmel Area CZ. At this time, the applicant is seeking entitlements to only those portions of the site within the GMPAP area and has submitted applications for combined development permits that cover 16,541 acres of Rancho San Carlos within the GMPAP area. The combined development permit applications include interrelated entitlements and permits necessary to implement the policies for Rancho San Carlos, which are stated in the Monterey County GP (1982-1992), the GMPAP, and the Santa Lucia Preserve Comprehensive Development Plan (Rancho San Carlos Partnership 1994a).

This EIR evaluates the entire comprehensive development plan; however, approvals would be granted only for uses within the GMPAP as described in the combined development permit applications. The application for PC94067 (incorporated herein by reference) includes:

- a vesting tentative map to create 266 lots and 31 parcels (Figure 2-4);
- a rezoning of portions of the Santa Lucia Preserve within the GMPAP area;
- general development plans for portions of the GMPAP area where resident-serving commercial, recreational facilities, and visitor accommodations are planned (Figure 2-5) (see also Appendix G which contains the site plans and the fact sheets for the general development plans); and

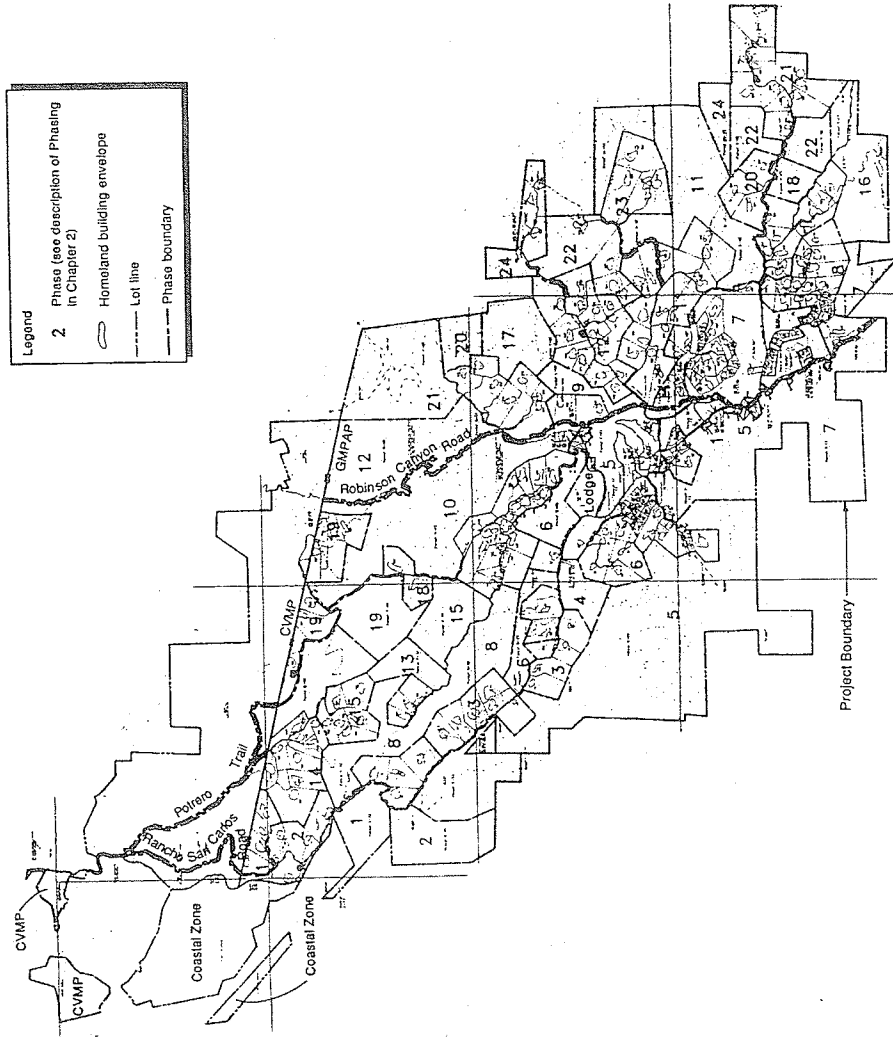


Source: Rancho San Carlos Partnership 1994b.



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Figure 2-5
 Location of General Development Plan Lots
 within the Santa Lucia Preserve



Legend

- 2 Phase (see description of Phasing in Chapter 2)
- Homeland building envelope
- Lot line
- Phase boundary



Note: The VTM for the Santa Lucia Preserve contains 14 sheets that are available for review at the Monterey County Planning and Building Inspection Department.

Figure 2-4
Vesting Tentative Map (GMPAP Only):
Phasing Diagram

- major use permits for some of the nonresidential uses provided for in the GMPAP, including a tertiary treatment plant (Appendix G), tree removal, and limited development on slopes in excess of 30% (see also Appendix H).

A separate combined development permit application for the golf trail (PC94218), (incorporated herein by reference) includes three use permits for:

- a golf trail, practice range, clubhouse, and tree removal (Appendix I);
- ridgeline development for the clubhouse; and
- reduction in parking requirements.

The project applicant intends to propose that the official name of Dormody Road be changed to San Clemente Road, which is its previous name. For clarity and because all application materials refer to the road as San Clemente Road, the text of this document has been revised to refer to the road as San Clemente Road (Dormody Road).

Proposed Land Uses on the Project Site

The proposed comprehensive development plan consists of the following types of land uses.

Residential Uses

The project will contain 350 residential units consisting of single-family lots and some multifamily housing units for employees. Residential development will be restricted to a building envelope called a "homeland". All built improvements related to a house other than the supporting infrastructure would be constructed within the homeland. A range of lot sizes from 2 to approximately 100 acres would be created, each with a specific homeland envelope of 1-5 acres. Outside the prescribed homeland, the remaining portion of the lot, known as "openland", will be generally left in open space except for drives, trails, and utilities, subject to a conservation easement owned and managed by the Conservancy.

The comprehensive development plan states that 15% of all housing (53 units) will be inclusionary in compliance with the Monterey County Inclusionary Housing Ordinance.

Visitor Accommodations

A lodge and an expanded hacienda will be operated at the center of the ranch community. These facilities will provide lodging, meal service, meeting rooms, and other guest services for lodge and ranch guests. The hacienda, comprising the existing main ranch house and its guest house, will be remodeled and expanded to provide dining facilities and a total of 40 rooms. The lodge would be a 110-room full-service visitor accommodation facility located north of the hacienda overlooking San Francisquito Flat.

Ranch Center

The ranch center will provide residential-serving uses such as a post office, grocery store, gas station, retail stores, and offices. In addition, a portion of the inclusionary housing (eight units) would be accommodated within the ranch center.

Conservancy

The conservancy will provide a library, gallery, meeting rooms, multipurpose room, and administration building within the ranch center.

Open Space

Open space refers to the approximately 18,000 acres, which will be set aside as "preserve lands" and maintained through a resource management plan to safeguard the natural resources of the site. The resource management plan includes measures to protect resources during project implementation and in perpetuity. The resource plan was developed based on an inventory of resources, a forest management plan, fire safety management plan, and a cattle grazing plan, herein incorporated by reference.

Recreational Facilities

Recreational facilities will consist of resident-serving facilities such as a sporting center with swimming and tennis facilities, located near the ranch center; an employee recreation center, with a play field, swimming pool, basketball court, tot lot, picnic facilities, and 2,000-square-foot multipurpose building located adjacent to the junction of Rancho San Carlos Road and Robinson Canyon Road; an equestrian center including stables, arenas, and paddocks, located adjacent to the sporting center; and a golf trail. The golf trail facility proposes to accommodate 15,000 rounds of golf per year, a 15,000-square-foot clubhouse, and a driving range.

Service/Operations

This use consists of ranch management, security, maintenance, and operations.

Public Trails

Two public trails are proposed to be licensed to an appropriate public agency: a new public trail to link the Peñon Peak area with existing trails in Garland Ranch Regional Park and a segment of the proposed Carmel Valley trail, which would cross the northern edge of the site parallel to the Carmel River. Refer to Chapter 16, "Public Services and Utilities", for additional discussion of these trails. Specific alignments have not been identified and would require additional environmental review before they are constructed.

Tertiary Treatment Plant

A tertiary treatment facility (*see Appendix G*) is included in the comprehensive development plan. The wastewater treatment facility (on Lot 261) will generate up to 70,000 gallons per day (gpd) of irrigation-quality water.

Site Improvements

Implementation of any required onsite and offsite infrastructure improvements and ancillary facilities will also be incorporated into overall project phasing. Proposed improvements include the following:

- Water supply. Domestic and fire flow water supply will be provided by a community water system coordinated and managed on a ranchwide basis by a CSA or other public entity through a system of deep wells, and storage and distribution facilities constructed by the developer. Irrigation water supply for the golf trail will be provided from reclaimed domestic wastewater, recycled irrigation water, and rainfall.
- Wastewater system. Most of the lots would be served by individual septic tanks and leach field system. *The ranch center, conservancy, lodge, hacienda, sports center, equestrian center, ranch operations center, employee recreation center, the golf trail clubhouse, The ranch center and some of the lots in the vicinity 78 market-rate, 44 inclusionary, and 12 noninclusionary employee homes* would be served by a tertiary treatment facility. (*See Table 4 of the Golf Trail Water Supply Plan*) Treated effluent from the treatment plan would be used for onsite irrigation and landscape and golf trail irrigation. The applicant has prepared a wastewater disposal plan for the project.

- Road maintenance. Road maintenance services for all paved and unpaved roads will be provided by the Stewardship Company under contract to the CSA.
- Utilities. All new and existing utility service will be placed underground in accordance with county policy and located within road rights-of-way and driveways wherever feasible. Natural gas would not be distributed within the preserve. Power and telephone services are available on portions of the site. Telephone, cable, and other communication services would be provided in a common trench.
- Solid waste. Solid waste will be collected by the Carmel Valley Disposal Service and delivered to the Monterey Regional Waste Management District (MRWMD) landfill facility located north of the City of Marina. MRWMD operates a recycling program that will be incorporated in the collection system at the Santa Lucia Preserve.
- Emergency services. Security, communications, emergency, and fire protection services will be provided by the Stewardship Company under contracts with the CSA. Fire protection would be augmented by a trained volunteer fire department made up of employees and residents of the preserve. The Monterey County Sheriff's Department would have primary responsibilities for law enforcement within the preserve.
- Ranch operations. A new ranch operations center will be built at the intersection of Rancho San Carlos Road and Robinson Canyon Road to provide a new centralized location for Santa Lucia Preserve operations. Many of the operations to be located here already occur at other locations on the ranch as a part of existing resource management activities.
- *Quarry, aggregate borrow site, Quarries, rock crusher and portable asphalt plant.* Materials such as Carmel stone, granite, and aggregate will be quarried, processed, and stored onsite for use in the construction of the proposed project. The location of the *quarry and borrow site are quarries* is described in Chapter 6, "Geology and Minerals".

All road improvements, which may be required as a condition of approval of any discretionary entitlement, shall be installed and constructed phase by phase or guaranteed through an appropriate adequately secured agreement before the issuance of building permits. Offsite improvements may be provided through the payment of appropriate fees and/or an agreement with the county to participate in improvement financing techniques.

Additional uses that would fall within the CVMP and CZ boundaries are residential uses, which include market rate single-family homes, inclusionary multifamily units, and employee housing. These uses will require further environmental review when specific permit applications are proposed but are evaluated in this EIR based on the amount of information available describing these uses.

Prior landowners had filed water rights applications with the SWRCB for winter on-stream storage of 6,000 acre-feet per year in the San Jose Creek watershed (application 29281), winter on-

stream storage of 6,000 acre-feet per year in the Las Garzas Creek watershed (applications 29282 and 29283), and combined year-round diversion from wells in the Carmel River alluvial aquifer of 386 acre-feet per year (applications 30149, 30150, and 30154). These applications were associated with an earlier proposal for developing Rancho San Carlos, in which the water supply for the development was to be obtained by impounding and diverting surface water. In the present proposal, water will be supplied by a network of wells, and large surface water storage facilities will not be needed. Consequently, the applications probably will be withdrawn, except that the application for Las Garzas Creek will be used to cover the existing impoundment at Moore's Lake, which is presently unauthorized. For practical purposes, the application will be for impoundment only. There are no diversions from Moore's Lake and the water level remains essentially constant. The only consumptive use is evaporation from the lake surface.

Project Phasing

Implementation of the project will be accomplished in 24 phases, with full buildout expected to require 20 years or more. Development will be initiated within the GMPAP area, followed by subsequent development in the CVMP and CZ areas. Conveyance of parcels to the Santa Lucia Conservancy will take place in conjunction with recordation of final maps for each phase. Conservation easements on the openlands will be conveyed to the Conservancy phase by phase upon recordation of final maps. At any stage of development, inclusionary housing in an amount equal to or greater than 15% of the total completed units will be provided. The combined development permit application includes only general development plans for the land uses described above. Specific use permits will be required at a later stage of the project.

Applicant's Proposed Mitigation Measures

The project applicant is proposing to several mitigation measures to reduce impacts of the proposed project. These measures are listed within the relevant sections of *the* EIR, and *some of which* are not assumed to be part of the project description. Following the discussion of a particular significant impact, the EIR discusses whether the applicant is proposing a mitigation measure to reduce the level of significance of that impact. If so, the EIR identifies that measure as the "Applicant's Proposed Mitigation Measure". If the applicant's proposed mitigation measure would reduce the impact to a less-than-significant level, no additional mitigation measures are recommended. In contrast, if the applicant's proposed mitigation measure would not reduce the impact to a less-than-significant level, "Additional Mitigation Measures" are recommended.

In addition, the applicant has proposed a mitigation monitoring program (Appendix B) that has been modified to include the additional mitigation measures included in this EIR. The applicant's proposed mitigation measures are assumed to include the monitoring recommendation specified in the applicant's monitoring program.

VESTING TENTATIVE MAP

The combined development permit application includes an application for a vesting tentative subdivision map for the 16,541 acres of Rancho San Carlos within the GMPAP area (Figure 2-4). The vesting tentative map provides for the creation of 254 residential lots providing for 297 residential units consisting of 239 market rate single-family lots and 15 lots for 58 single-family and multifamily housing units for employees (including 14 replacement units for existing or approved farm employee housing), of which 53 will be inclusionary units.

In addition, the vesting tentative map proposes to create 31 parcels comprising 9,300± acres of open space "wildlands" and 12 lots comprising 519± acres for nonresidential uses (resident-serving commercial, recreational facilities, visitor accommodations and operations services).

The vesting tentative map has been revised by the applicant to address septic requirements of the County Environmental Health Division and soils, geologic, and aesthetic considerations raised in the draft EIR. The revised vesting tentative map is found in Appendix J.

ZONING

The entire portion of the Rancho San Carlos property that falls within the GMPAP area is currently zoned Resource Conservation (RC) with a 40-acre per unit density, Design Control (D), and a Site Plan Review (S) overlay zoning. In addition, two small Historic Resource District (HR) overlays exist for the San Francisquito Adobe and the Wright/ Stevenson Cabin.

Monterey County Planning staff has recommended the following zoning designations for portions of the Santa Lucia Preserve:

- Ranch center and the sporting center be zoned as LC-D (Light Commercial/Design Control) and subject to the development standards established by Title 21, Chapters 18 and 44 of Monterey County Code;
- Ranch operations center and the employee recreation center be zoned as HC-D (Heavy Commercial/Design Control) and subject to the development standards established by Title 21, Chapters 20 and 44;
- Hacienda and the lodge be zoned as VO-D (Visitor Serving/Professional Office/Design Control) and subject to the development standards established by Title 21, Chapters 22 and 44;
- Tertiary treatment plant, the equestrian center, and the golf trail, *and the open space parcels* retain the existing RC-D-S (Resource Conservation/Design Control/Site Plan

Review) zoning, subject to the development standards established by Title 21, Chapters 36 and 45;

- Inclusionary housing units on Lots 28 through 32, Lots 62, 63, 64, and 93 be zoned as MDR-B6-D (Medium-Density Residential/Building Site/Design Control), and subject to the development standards established by Title 21, Chapters 12, 42, and 44; and
- All other proposed residential lots (except those referred to above) be zoned as LDR-B6-D (Low-Density Residential/Building Site/Design Control), and subject to the development standards established for such zoning by Monterey County Code Title 21, Chapters 14, 42, and 44.

In addition, the following groups of lots should have a height limit imposed as part of the zoning to avoid potential for ridgeline development or to reduce potential for visual impact. Unless otherwise noted, this height limit should be 24 feet high.

VTM Sheet #8:	Lots 224, 225, and 226
VTM Sheet #10:	Lot 134 Lots 28, 29, 30, and 31 (18-foot height limit) Lot 27 (16-foot height limit)
VTM Sheet #11:	Lots 251, 253, and 254
VTM Sheet #13:	Lots 65, 77, 83, and 84

GENERAL DEVELOPMENT PLANS

Under the Monterey County Zoning Ordinance, all development within the Light Commercial (LC), the Heavy Commercial (HC), and the Visitor-Serving/Professional Office (VO) zoning districts requires approval of a general development plan prior to the establishment of any development within the district. General development plans are intended to address the general long-range development and operation of improvements on a parcel in excess of 1 acre. General development plans may be applied for and approved prior to or concurrently with approval of any other required permits for development.

The combined development permit application for the Santa Lucia Preserve includes applications for approval of six general development plans for the lodge, the hacienda, the ranch center, the sporting center, the ranch operations center, and the employee recreation center. Following approval of general development plans, specific use permits for each will be required before the use can be established. The requirement of a general development plan for the tertiary

treatment plant was waived because the application includes a specific use permit application for that facility.

Details concerning the uses covered by the general development plans, including site plans, are contained in Appendix G.

CONDITIONAL USE PERMITS

The combined development permit application includes applications for conditional use permits for the tertiary treatment plant, tree removal, and limited development on slopes in excess of 30%. In addition, a separate combined development permit application (PC94218) includes three use permits for the golf trail, practice range, clubhouse, and tree removal; for ridgeline development for the clubhouse; and for a reduction in parking requirements for the clubhouse.

Tertiary Treatment Plant

A 6±-acre parcel to the east of the equestrian center (Lot 261) is proposed for a 70,000± gpd wastewater treatment facility. The facility is proposed to contain a fully automated three-pass trickling filter system with rapid sand filters, chlorination, full redundancy, odor control and standby power, all contained in a 3,000± square foot building. Peripheral facilities include a 3-day emergency raw sewage storage tank and a 120-day treated water storage facility. The treatment plant will serve the ranch center, the hacienda, the lodge, the sporting center, the equestrian center, the employee recreation center, the ranch operations center, and approximately 94 residential lots in the vicinity of the core facilities. The treated and reclaimed effluent may be used initially for wetland and riparian rehabilitation programs, and ultimately for golf course irrigation.

Details concerning the tertiary treatment plant, including site plans, are contained in Appendix G.

Tree Removal

Under the Monterey County Zoning Ordinance, a use permit is required for the removal of oak and certain other protected trees in designated zoning districts.

The combined development permit application for the Santa Lucia Preserve includes an application for a use permit to remove an estimated 1,480 trees within the 16,541± acres of the GMPAP area. Of the trees to be removed, an estimated 451 will be removed to provide homesites, and 1,029 will be lost due to road and driveway construction. Seventy-one percent of the trees to be removed are coast live oaks. Two redwoods will be removed in connection with the widening of Rancho San Carlos Road.

Details concerning the proposed tree removal are included in the Forest Management Plan (Ralph Osterling Consultants 1994a, b) submitted with the combined development permit application.

Development on Slopes in Excess of 30%

Under the Monterey County General Plan and the Zoning Ordinance, development on slopes in excess of 30% requires a use permit.

The combined development permit application for the Santa Lucia Preserve includes an application for a use permit to allow existing roads crossing slopes in excess of 30% to be improved, and to allow some new driveways to cross short distances of slope in excess of 30%. The application proposes 25 road segments, totaling 21,975 linear feet of roadway, to cross slopes in excess of 30%.

A key map showing the locations for which this use permit is sought, tables identifying each road segment and applicable county policies, and drawings of the type of road improvements proposed in each case are contained in Appendix H.

The Golf Trail Facility

The golf trail facility is proposed as a low-volume play (15,000 rounds per year), private 18-hole golf course, including a 15,000± square foot clubhouse and a driving range. Located on three parcels of the "settled lands" (Lots 264, 265, and 266) in the Touche and San Clemente planning areas, the golf trail is designed to combine a challenging golf experience with a 5.5±-mile walking trail through many of the natural resources of the preserve. The design of the golf trail minimizes the use of motorized carts and also minimizes the area of high maintenance/irrigated turf. Of the 337± total acres within the golf trail parcels, 125± acres will be mown grass, of which 71± acres will be irrigated turf. The areas of "rough" surrounding the turf will be used by the Conservancy for continued experimentation with the program for reestablishment of native California grasses. The combined development permit application for the golf trail includes an integrated golf course management plan, a water quality protection plan, and a water supply plan. This proposes a combination of reclaimed domestic wastewater, diffuse stormwater runoff from the golf trail irrigated turf areas, and groundwater wells as sources of irrigation for the course.

The application for the golf trail includes a use permit for the removal of 136 trees in connection with the construction of the golf trail. Of these, 106 ±28 are valley oak; 13 ±30 are coast live oak; 11 ±12 are black oak; and the remaining six ±10 are bay, madrone, and sycamore, and willow. Seventy-eight of the trees to be removed are "landmark" oak trees (i.e., trees measuring 24 inches and larger in girth 24 inches above ground). Details regarding tree removal and the tree replacement program for the golf trail are included in the Tree Management Plan (Ralph Osterling Consultants 1994b) contained in the golf trail application on file with the county.

The application for the golf trail also includes a use permit for ridgeline development. A small portion of the clubhouse roofline has been found to have the potential to create a silhouette when viewed from Robinson Canyon Road. In such cases, a use permit is required in order to ensure that a substantially adverse visual impact is avoided. The clubhouse is approximately 85 feet by 146 feet in maximum plan dimension and will include dining facilities and a lounge, a board room, locker rooms, and upper and lower terraces. Details regarding the clubhouse design, including site plans, *and floor plans, and elevations*, are contained in Appendix I. A visual analysis is included in the golf trail application on file with the county.

In order to reduce potential site disturbance, the applicant proposes that the parking lot located to the north side of the clubhouse be reduced from the ± 87 parking spaces prescribed by ordinance, to ± 40 spaces. The Monterey County Zoning Ordinance provides that the parking standard may be modified by use permit in cases where circumstances show that reduced parking will be adequate because of specific features of the use, the site or the site vicinity.

APPLICABLE PLANS

The entire property is within three planning areas: the GMPAP, the CVMP, and the CZ. This EIR assesses the consistency of the proposed comprehensive development plan with these and other applicable plans described in Chapter 3, "Land Use". The combined development permit area is located exclusively within the GMPAP area and is not subject to the CVMP or the Carmel Area Valley Land Use Plan. Some of the proposed road improvements, however, will be located in the CVMP area.

Monterey County General Plan

The GP is a long-range, comprehensive plan addressing all aspects of future growth, development, and conservation in the county. It was adopted by the Monterey County Board of Supervisors in September 1982 and subsequently amended on several occasions. At the countywide level, the plan designates all proposed major land uses by one of seven basic designations: residential, commercial, industrial, agricultural, resource conservation, public/quasi-public, and transportation.

Under the agricultural designation, the Rancho San Carlos property is specifically mentioned with a notation that the property may be considered for development of a "rural village". According to the GP, allowable uses for Rancho San Carlos may consist of residential, visitor accommodation, community shopping, and recreational uses on approximately 2,500 acres. The balance of approximately 17,500 acres should be retained in grazing, recreation, and resource conservation.

Greater Monterey Peninsula Area Plan and Amendments

The GMPAP, a component of the GP, is one of eight area plans that address local issues. It was adopted by the Monterey County Board of Supervisors in December 1987 and subsequently amended in March 1993. As an area plan, it is more specific than the GP because of its geographic focus. Development opportunities, constraints, and natural resources of the Greater Monterey Peninsula planning area are unlike those in other parts of the county; hence, the policies for this planning area are more precisely adapted to the characteristics of this area than are the more general policies of the GP. Most of the project site is located within the GMPAP planning area.

Carmel Valley Master Plan

The CVMP, adopted by the Monterey County Board of Supervisors in 1986, is a component of the 1982-1992 GP. The intent of the plan is to recognize the existing broad-scale differences in development intensity in the valley, and to guide new development in directions that support the desirable attributes of existing land use patterns while discouraging resource conflicts that would endanger the valley's essential character. A small portion on the northeastern border of the project site is located in the CVMP planning area.

Carmel Area Land Use Plan Local Coastal Program

The Carmel Area Land Use Plan details the plans and policies that apply to the Carmel coastal segment of Monterey County's Local Coastal Program. The plan includes policies that are intended to guide the use and development of the coast and to provide a reasonable degree of protection of the natural resources of the area. The plan was adopted by the Monterey County Board of Supervisors in October 1982 and certified by the California Coastal Commission in April 1983. Subsequent revisions to the plan were approved by the board in October 1984 and amended and certified by the California Coastal Commission in January 1985. The northwestern corner of the site is located within the Carmel Area Land Use Plan Local Coastal Program area.

Monterey County Coastal Implementation Plan

The Monterey County Coastal Implementation Plan is intended to establish regulations, standards, and procedures to fully implement the policies of the Carmel Area Land Use Plan. These regulations apply only to the parcels within the Carmel Area CZ, which are subject to the Carmel Coastal Program area and would therefore be subject to the regulations of the Monterey County Coastal Implementation Plan.