MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Eaton Ranch Stables Facility Project
File No.:	PLN050371
Project Location:	36105 Tassajara Road, Carmel Valley
Name of Property Owner:	Michael Lehman
Name of Applicants:	Bob and Peggy Eaton
Assessor's Parcel Number(s):	197-251-002-000 and 418-293-049-000
Acreage of Property:	215.69 acres
General Plan Designation:	Permanent Grazing
Zoning District:	PG/160-D (Permanent Grazing 160 acres/unit and Design Approval)
Lead Agency:	Monterey County RMA-Planning Department
Prepared By:	Bob Schubert, AICP, Senior Planner
Date Prepared:	September 2, 2010
Contact Person:	Bob Schubert, AICP
Phone Number:	(831) 755-5183 or schubertbj@co.monterey.ca.us

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Introduction

This Initial Study was first circulated for public review from May 14, 2007 to June 13, 2007. During the public review period, several comments were received from the public. In response to the public comments received from the first circulation of the Initial Study, the applicant submitted revised plans with the following changes from the original proposal (Sources: 12.a - 12.h):

a. The maximum capacity of the boarding stable was reduced from 150 to 125 horses (two 26-stall covered stables, 73 uncovered steel pens) with pens reconfigured to avoid proximity with the pond and intermittent creek.
b. A new horse-washing area is proposed next to barn with an impervious pad which would have its own wastewater disposal system.
c. Manure will be collected daily and placed in new static-aerated composting bins. The compost blower will be powered by small solar panels installed on the compost bins or on a nearby pole. Composted material will be spread onto on-site pasture lands every 2-3 weeks. Initially, three compost bays will be constructed, for up to 100 horses. When the facility exceeds 100 horses, two additional compost bays will be built contiguous to the existing bays.
d. A trailer and spreader parking area is proposed next to the compost bins.
e. A revised grading and drainage plan with a bioswale was submitted which provides a wooden barrier that will channel rainwater draining from the eastern paddock area away from the pond and into the bioswale. The covered stables will have gutters emptying rainwater into the creek. No grading is proposed for the western paddock area; the existing grade allows rainwater to flow in a low-gradient sheet, parallel with the existing intermittent creeks and through an existing vegetated area, before entering the creek approximately 150 feet away. The pond will receive approximately the same amount of rain flow that it receives now.

In addition, the applicant has provided the following supplemental information to address the issues raised:

a. Eaton Ranch, Carmel Valley, California Biological Report, Biotic Resources Group, September 9, 2009.
b. Eaton Ranch Animal Waste Management Plan, 02 Compost, June 9, 2009.
c. Eaton Ranch Stables Facility Project, Update to 2006 Traffic Impact Report, August 9, 2010.
d. Eaton Ranch Horse Training and Stable Facilities, Draft Initial Study, EMC Planning Group Inc., January 18, 2010.
e. Revised Site Grading and Drainage Plan by WWD Engineering dated May 12, 2010.
f. Eaton Ranch Revised Project Description dated January 20, 2010.
g. Electronic Communication from Larry Hail, Pinnacle Traffic Engineers dated August 12, 2010.
h. Electronic Communication between Linda Connolly, California Department of Fish and Game and Sheryl Ainsworth, Felton and Keller, dated August 27, 2008.

B. Project Description

The proposed project is a horse training and stabling facility that will add approximately three acres of developed area, located in and around the existing headquarters area. The applicant has requested approval of a Use Permit to expand the existing ranch by constructing the following facilities:

a. 2,160 square foot hay barn located on a pre-existing barn foundation pad. The barn would be 19 feet in height.
b. Two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses. Stables will consist of a 12-foot wide central aisle and 24 foot by 12 foot stalls, with the inner 12 foot length of each stall covered and the outer 12 feet uncovered. Stables will be guttered to allow water to be directed outside the horse area. The stable and pen areas will be underlain by a layer of base rock to minimize dust and erosion.
c. 40 foot diameter riding/training ring.
d. 225 square foot horse washing area with an impervious pad located adjacent to the existing barn which would have its own wastewater disposal system.
e. Three-bay compost facility located in a nearby pasture.
f. Unpaved parking areas for approximately 25 vehicles located in front of the existing barn.
g. Unpaved horse trailer parking area located in a nearby pasture.
h. Grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill. Excess material would be spread on the property less than six inches thick.

The existing facilities will remain. Water to the new facilities will be supplied from the existing well. No new trails will be constructed as part of the proposed project. The new facilities would be distributed around the existing barn. The expanded facility, including the on-going cattle ranching headquarters and horse training/stable facility, would cover approximately six acres, or 2.9% of the site. Initial occupancy is expected to be approximately 25 horses, with a gradual increase to up to 125 horses over the course of one or two years. It is anticipated that some of the horses will be boarded and trained expressly for the purpose of sale to working cattle ranches. The hours of operation would be from 7:00 am to 9:00 pm daily.

The applicant proposed to implement an Animal Waste Management Plan. Manure would be collected daily and placed in new solar-powered, static-aerated compost bins. Composted material would be distributed on pasture lands once every two to three weeks. Initially, three compost bays would be constructed for up to 100 horses. When the facility exceeds 100 horses, two additional compost bays would be constructed.

The project includes an engineered drainage plan that would retain existing flows into the pond area while allowing rainwater from the new paddock area to be collected and filtered in a shallow bioswale (see Figure 5, Project Plans). The plan includes a wooden barrier that would channel runoff from the eastern paddock area away from the pond and into the bioswale. The covered stables would have gutters that would drain roof runoff into the creek.

The Use Permit would also allow up to 12 special events per year. Events are defined as horse training clinics by trainers who come to the ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events, as long as they are self-contained (Sources: 1, 12.g, 12.h).

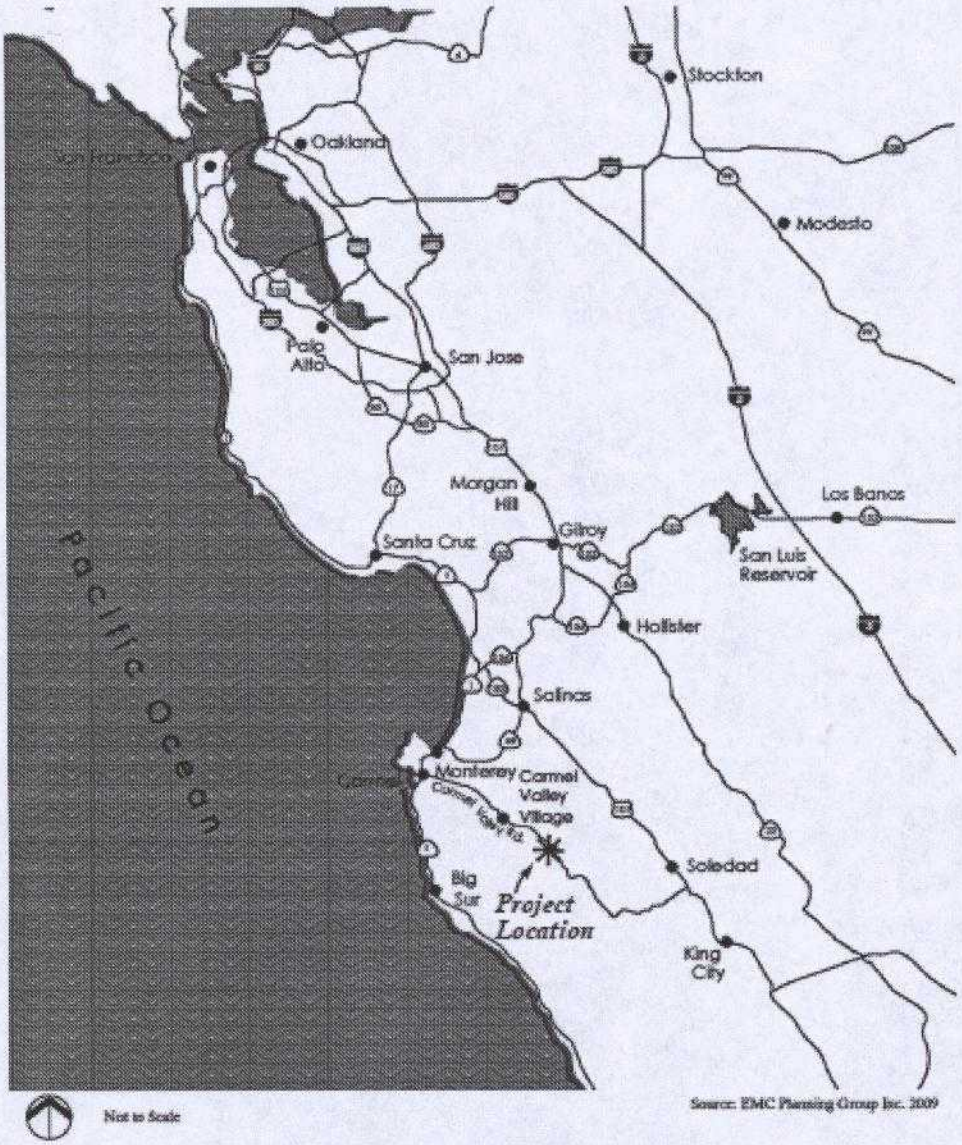
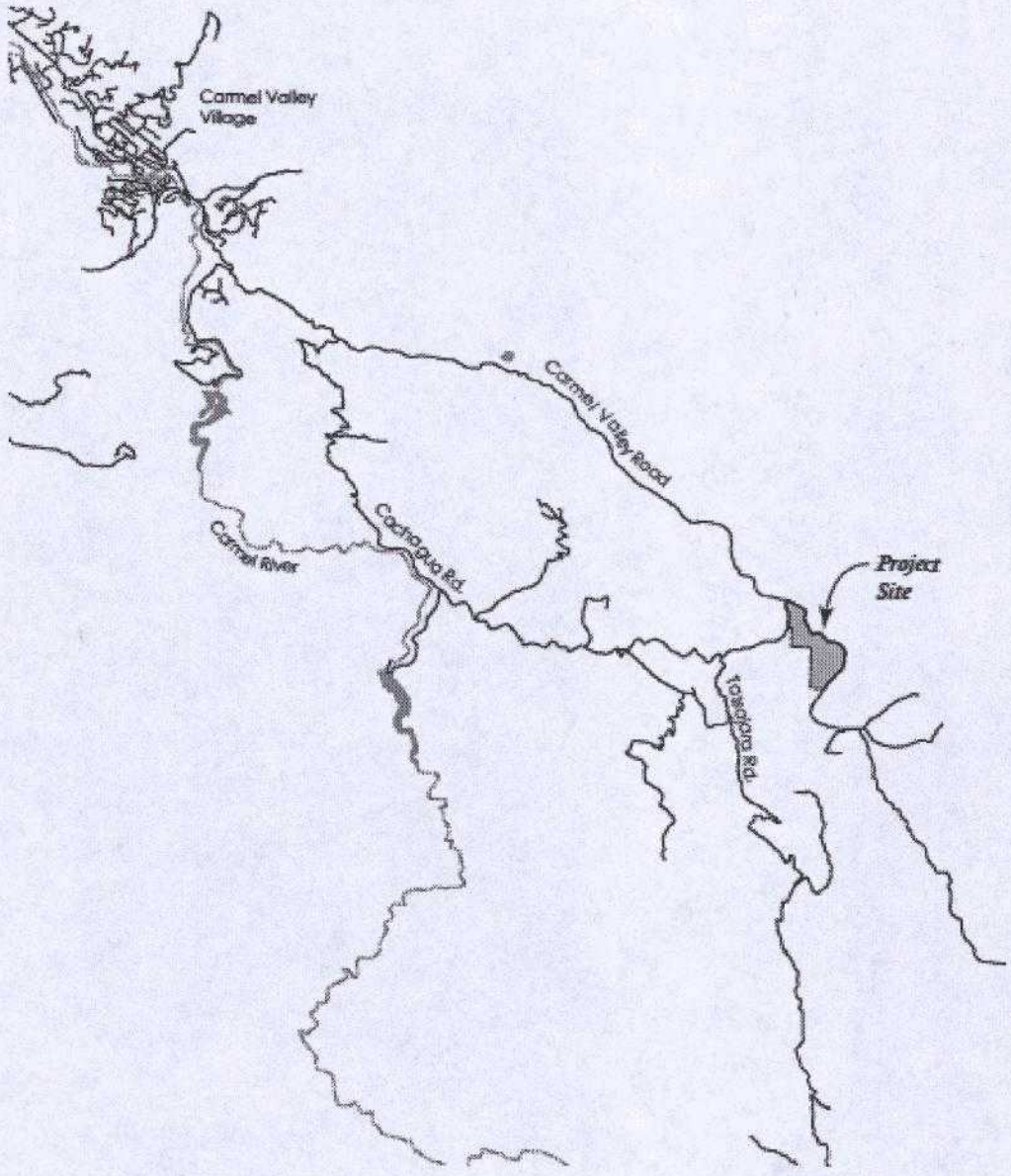


Figure 1
Regional Vicinity
Baton Ranch Horse Training and Stable Facilities Initial Study

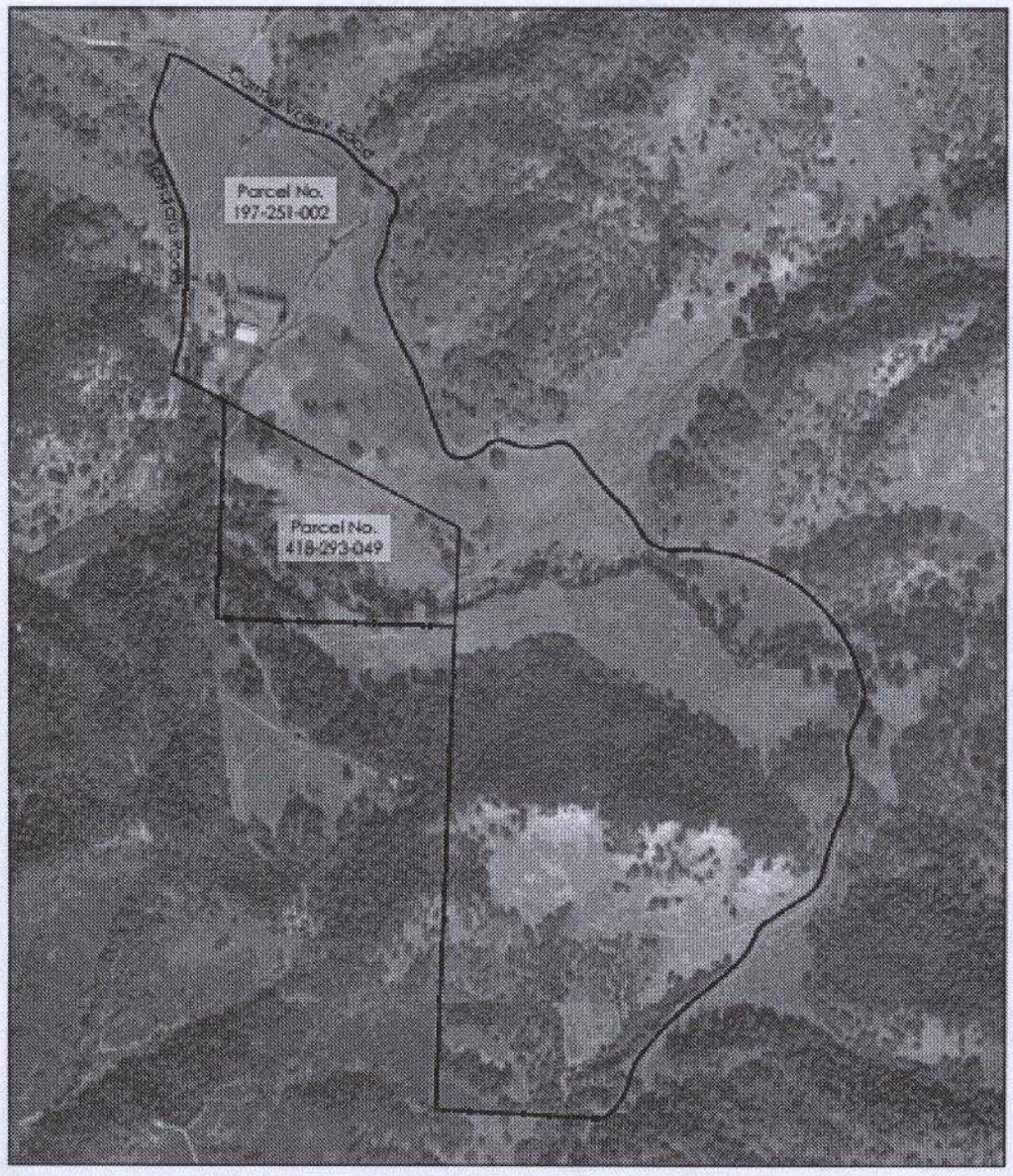


Source: EMC Planning Group Inc. 2009, Monterey County 2006

Figure 2

Project Vicinity

Eaton Ranch Horse Training and Stable Facilities Initial Study

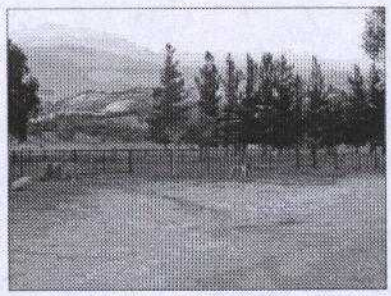


Source: EMC Planning Group Inc. 2009, Monterey County 2006, Google Earth 2005

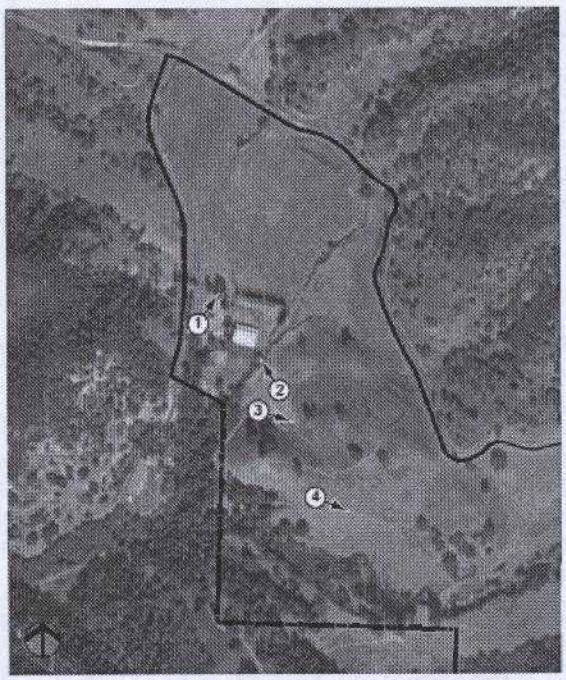
Figure 3

Aerial Photograph

Eaton Ranch Horse Training and Stable Facilities Initial Study

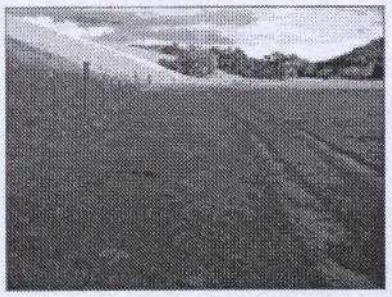


(1) View of Arena North from Driveway



(3) View of Low Area Southeast from Proposed Stables

(2) View of Location for Proposed Stables. Note Barn to the Northwest.



(4) Southeast view of Location for the Proposed Compost Facility

Source: EMC Planning Group Inc. 2009

Figure 4

Site Photographs

Eaton Ranch Horse Training and Stable Facilites Initial Study

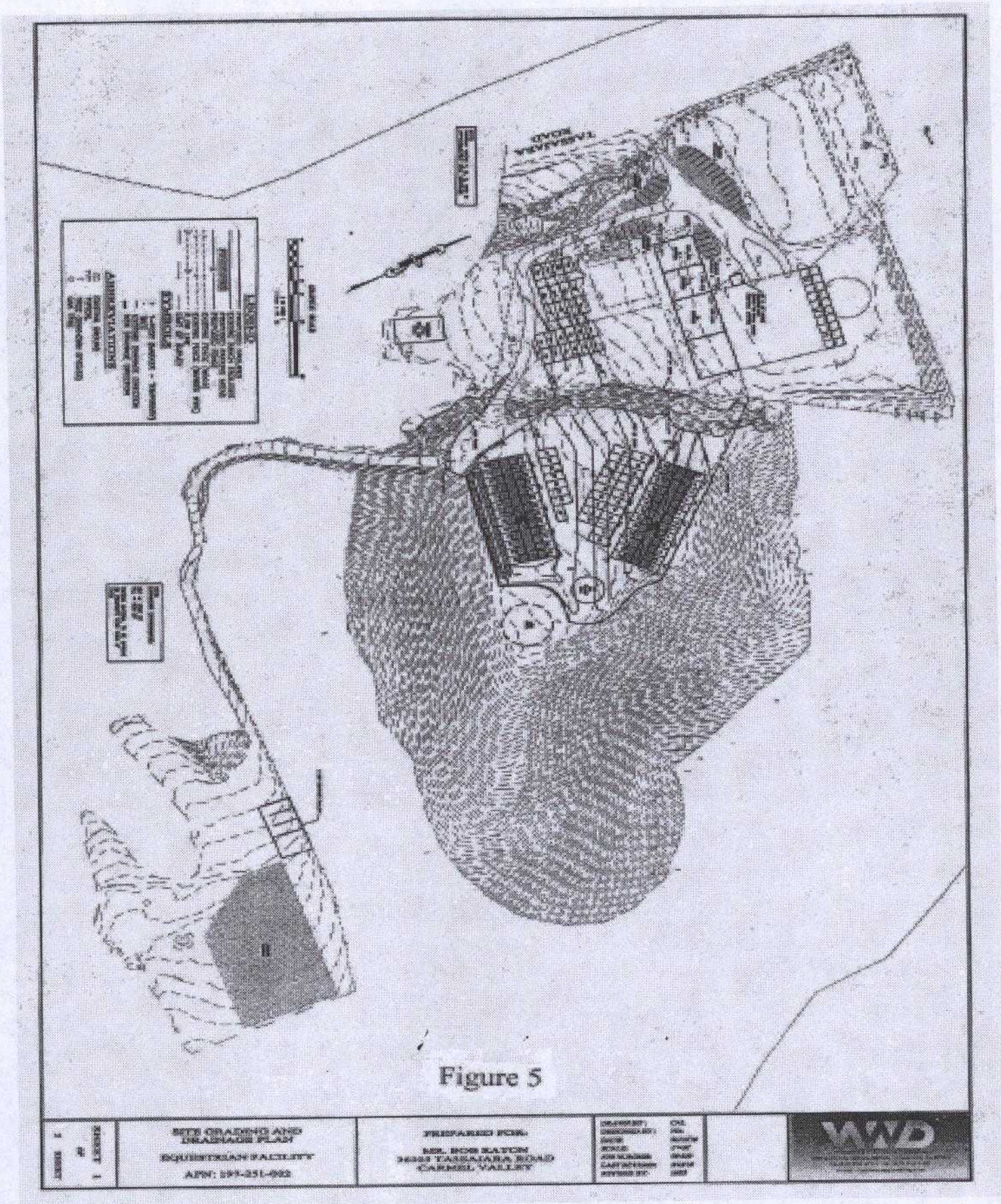
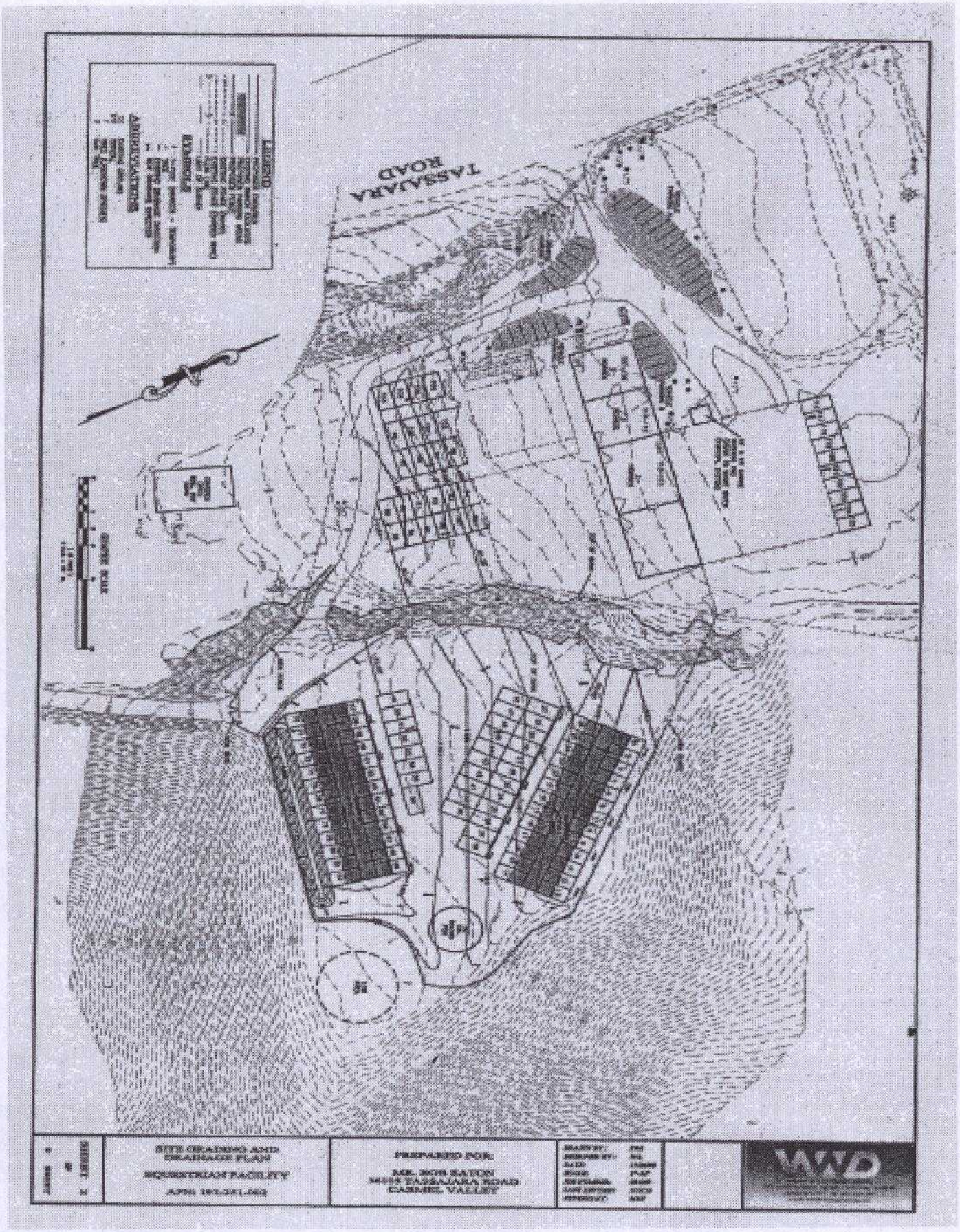

SITE GRADING AND DRAINAGE PLAN
EQUESTRIAN FACILITY
APN: 191-251-002
PREPARED FOR:
MR. BOB EATON
9625 TARAVERA ROAD
CARMEL VALLEY

Figure 5


TASAJARA ROAD
SITE GRADING AND DRAINAGE PLAN
EQUESTRIAN FACILITY
PREPARED FOR:
MR. BOB EATON
WD

C. Environmental Setting and Surrounding Land Uses

Eaton Ranch is located at 36105 Tassajara Road in Carmel Valley, approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection and approximately 12 miles southeast of the Carmel Valley Village (see Figure 1 – Regional Setting and Figure 2 – Project Vicinity). The site includes two parcels that encompass approximately 215.69 acres (see Figure 3 – Aerial Photograph and Figure 4 – Site Photographs). Both parcels are under a 20-year Williamson Act contract (Source: 13). The ranch headquarters currently occupies approximately three acres of the site and contain a 30,000 square foot barn, horse paddocks for up to 22 horses, cattle pens and chute, covered hay shed, horse and cattle grazing pastures, outdoor riding arena, and horse and cattle trails, including a trail that crosses an intermittent creek (Conejo Creek). The ranch currently supports approximately 25 mother cows and calves and 10 horses. Water is supplied by an existing well on the property and is piped to troughs for the animals and to hoses and plumbing in the barn. Animal waste is removed from the barn corrals weekly and spread on the ranch fields away from the barn. Routine ranching activities currently include cattle and horse grazing in large pastures, horseback riding on trails, animal waste management, ground squirrel control, brandings, riding lessons and cattle gathers.

The site is zoned Permanent Grazing, 160 acre minimum and the surrounding area is characterized by rural residential and ranch lands. The nearest sensitive receptor to the site is located approximately 280 feet to the west. Additional sensitive captors are located approximately 750 feet southwest of the site.

Geology and Soils

The site is located within the Coast Range Province and consists of thick, well folded, Cenzoic, sedimentary rocks and a very distinctive triad of core rocks. Sediments are predominately non-distinctive sandstone, shale of mudstone and vary greatly depending on location. The core rocks consist of three distinct late Mesozoic terrains: the Salinian Block, the Franciscan Series and the Great Valley Sequence.

Biology

Biologic reports were prepared for the project by Biotic Resources Group in October 2006 and September 2009 (Sources: 12.a and 12.b). The site is in a geographic area known as the South Coast Range. Oak woodland, chaparral and grassland dominate the hillsides. The valleys are primarily oak riparian woodlands and grassland. There are seven natural plant communities on the site: non-native grassland, oak woodland/savannah, coyote bush scrub, mixed riparian woodland, rush grassland/seasonal wetland, landscape tree groves and chaparral. A seasonal wetland/pond encompassing approximately 5,600 square feet is located southeast of the barn and horse paddocks. Most of the grassland on the site is used as pasture for grazing cattle and horses. Plant cover is dominated by annual, non-native grasses of soft chess, wild oat and foxtail barley. Native herbaceous species common to the site include rancher's fiddleneck, blue-eyed grass, holozonia, succulent lupine, mule's ear, pretty face, slender media and dove weed/. A search of the California Natural Diversity Database (CNDDB) and California Native Plant Society inventories for the Rana Creek quadrangle resulted in 26 special status plant species with potential to occur on the site. The closest recorded occurrence of a special status plant species is Carmel Valley malacothrix. This species was recorded from both sides of Carmel Valley Road along Conejo Creek. No individuals of this species were observed during the field visits.

Traffic

The street system serving the existing ranch includes Carmel Valley Road and Tassajara Road. Carmel Valley Road extends east from State Route 1 towards Carmel Valley Village, Jamestown and eventually the City of Greenfield. Carmel Valley Road east of the Village has a single travel lane in each direction, without shoulders. There are various curve advisory speed limit signs along Carmel Valley Road (15-20 mph). Carmel Valley Road continues west of Tassajara Road on an upgrade with a set of horizontal reverse curves. Tassajara Road is stop sign controlled at Carmel Valley Road, with a single travel lane in each direction. The existing driveway for the Eaton Ranch is located about on quarter mile south of Carmel Valley Road. Tassajara Road continues on a circuitous alignment with a "Winding Road" sign and "Next 17 Miles" sign for southbound traffic. Tassajara Road has a width of about 24' near the existing Eaton Ranch driveway (Sources: 12.d and 12.e).

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	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☐	Local Coastal Program-LUP	☐

Monterey County General Plan/Cachagua Area Plan. The proposed project is consistent with the Monterey County General Plan and the Cachagua Area Plan. The Cachagua Area Plan (Source 3) designates the site as "Permanent Grazing. The proposed project is consistent with allowable uses under this designation. Permanent grazing designates lands in which grazing, dry farming, or other agricultural uses are to be preserved, enhanced and expanded. The proposed project will preserve and protect existing cattle operations on the site. See Section 9, Land Use and Planning, for further discussion regarding General Plan consistency.

Air Quality Management Plan. The project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District's (MPUAPCD's) CEQA Air Quality Guidelines for the Monterey Bay Region. The proposed project complies with the requirements of this plan. The proposed project has the potential to impact air quality and these concerns are addressed in Section VI.3 of this study. The use of heavy equipment has the potential to create minimal short-term air quality impacts. Ozone emissions from the project construction are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards (Source: 6).

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.

☐ Aesthetics	☒ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☒ 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: Based on the planner's project analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified for **Agriculture and Forest Resources, Air Quality, Biological Resources, Geology/Soils, Greenhouse Gas Emissions Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic and Mandatory Findings of Significance**. The project will have no quantifiable adverse environmental effect on the categories not check above, as follows:

Aesthetics: The project will not affect a scenic vista, damage a scenic resource, degrade the visual character of the site or surroundings, or create a new source of substantial light or glare. The site is located in an

agricultural area and is consistent with surrounding land uses. Adjacent land uses include a residence west and south of the site and grazing areas to the north and east. The site is adjacent to Tassajara Road and Carmel Valley Road and will not substantially alter the existing character of the area. Existing trees along the western property boundary will provide natural screening from residences along Tassajara Road. The greater project area is characterized by rural residential and ranch lands. A standard condition of approval will require that exterior lighting be unobtrusive and down-lit. (Sources: 1, 2, 3, 7).

Cultural Resources: The proposed project will not cause a substantial adverse change to a historical resource, archeological resource, or indirectly destroy a unique paleontological resource. In addition, the proposed project will not result in the disturbance of human remains. The site is located in an area designated by the County of Monterey's Geographic Information System as a high archaeologically sensitive area. An Archeological Survey Report was waived May 30, 2006 by the Director of Planning because the project does not involve land clearing or disturbance per Monterey Zoning Ordinance Section 21.66.050.C5.c. A standard condition of approval will require that all land disturbance activities be halted in the event that cultural resources are unearthed and/or found during project construction. (Sources: 1, 2, 3, 4)

Hazards/Hazardous Materials: The project will not involve the transport, use or disposal of hazardous materials. No other hazardous materials will be used as part of the proposed project operations. No known hazardous materials exist on the site. The proposed project is not located within an airport land use plan or th vicinity of a private airstrip. The proposed project will not interfere with an adopted emergency response plan or expose people or structures to risks associated with wildand fire. (Sources: 1, 7, 11)

Mineral Resources: Federal, state and local plans do not identify this site as significant for mineral resources, nor would the project impact mineral resources. The proposed project will not result in the loss of availability of known mineral resources. (Sources: 1, 2, 3, 7, 8)

Population/Housing: The proposed project will not induce or displace housing or people. (Sources: 1, 2, 3, 7).

Public Services: Adequate public services exist to properly serve the project, as evidenced by the County's interdepartmental review of the project. (Sources: 1, 2, 3, 11)

Recreation: The project will not increase the use of existing neighborhood and regional parks or other public recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project does not include public recreational facilities, nor require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. (Sources: 1, 2, 3, 7, 11)

Utilities/Service Systems: The proposed project will not require wastewater treatment, storm water drainage facilities, water supplies, or require landfill service. The proposed project will connect to an existing well that is currently servicing the site. The Monterey County Environmental Health Division has indicated that the well is of sufficient capacity to meet project related requirements. As a condition of approval, the septic system to serve the proposed project will be reviewed by Environmental Health to insure compliance with Monterey County standards. Additionally, the proposed project will be required to provide an adequate number of portable toilets so as to not create a public nuisance and would be maintained by a permitted liquid waste hauler per condition of project approval. (Sources: 1, 11)

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.

Bob Schubert — Signature

9/2/2010 — Date

Bob Schubert, AICP, Senior 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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3, 7, 8, 10)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 4, 7, 13, 14)	☐	☐	☒	☐

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.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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))? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
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? (Sources: 1, 2, 3, 7, 8, 10, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

2(a), 2(c)-(e) No Impact. According to the Farmland Mapping and Monitoring Program (FMMP), the site is designated as Grazing Land. The proposed project will not convert prime farmland, conflict with an existing agricultural use, or result in the conversion of existing farmland. The site is currently in cattle grazing, and this use will not change as a result of the proposed project (Sources: 1, 2, 3, 7, 8).

(2)(b) Less Than Significant. The site is located on two parcels which are currently under a 20-year Williamson Act Contract. The current contract, Land Conservation Contract No. 83-26-1 was enacted on February 22, 1983, when the property was under previous ownership (Source: 13). The obligations of the contract are automatically transferred to successor property owners according to the terms of the contract. Therefore the current owner is bound by the contract. The contract has been automatically renewed each January 1 since the original execution date in 1983, and will continue to do so unless the County or the property owner initiates non-renewal or cancellation. The proposed project is considered a "*compatible use*" as defined in Williamson Act Guidelines Section GC Section 51201(e). On March 27, 2008, the Monterey County Agricultural Advisory Committee determined that horse boarding operations are a compatible use under the Williamson Act provided that the projects meet GC Section 51238.1 provisions (Source: 14). Project development will facilitate "*public or private riding or hiking trails*" which is a compatible use as defined in Exhibit B of the current Williamson Act Contract No. 83-26-1. The proposed

project would not significantly compromise the long term productive agricultural compatibility of the subject contracted property or other contracted lands in agricultural preserves. (Sources: 1, 7, 13, 14)

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? (Sources: 1, 2, 3, 5, 6, 7, 12g)	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3, 5, 6, 7, 12g)	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 5, 6, 7, 12g)	☐	☐	☐	☒
d) Result in significant construction-related air quality impacts? (Sources: 1, 2, 3, 5, 6, 7, 12g)	☐	☒	☐	☐
e) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3, 5, 6, 7, 12.b, 12g)	☐	☒	☐	☐
f) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3, 5, 6, 7, 12.b, 12g)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation: The CEQA Air Quality Guidelines for the Monterey Bay Region were prepared by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and the guidelines address the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (Source: 5). The nearest sensitive receptor to the proposed facility is located approximately 280 feet to the west. Additional sensitive receptors, including nearby residences, are located approximately 750 feet southwest of the proposed facility. The project will result in very minor increases in dust and odor resulting from ranch animal waste management.

3(a), (b), (c): No Impact. The project will not conflict with or obstruct implementation of the Monterey Bay Unified Air Pollution Control District's Air Quality Management Plan for the Monterey Bay Region, nor will it violate any air quality standards or result in a cumulatively considerable net increase of any criteria pollutant (Source: 6).

3(d): Less than Significant Impact with Mitigation Incorporated. The proposed project will require approximately 1,500 cubic yards of cut and 900 cubic yards of fill to level the sites for the permanent horse stables and drainage system (Source: 12g). This grading activity will result in minor increases in emissions from construction vehicles and dust generation. Construction of the proposed project is anticipated to last one month.

The CEQA Air Quality Guidelines by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) (Source: 5) state that construction projects using typical construction equipment such as dump trucks which emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans and would not have a significant impact on the attainment of ozone Ambient Air Quality Standards. The MBUAPCD CEQA Guidelines also state that construction activities that directly generate 82 pounds per day or more of PM_{10} would have a significant impact on local air quality. The MBUAPCD CEQA Guidelines (Table 5-2) state that construction activities with earthmoving activities that disturb less than 2.2 acres per day are assumed to be below the 82 pounds per day threshold. Construction activities associated with the project would not disturb more than 2.2 acres per day. However, due to the dry nature of the soils in the area, nearby residences may be affected by construction dust without mitigation. Implementation of the following mitigation measure would reduce the construction impacts to less than significant:

Mitigation Measure #1: The following dust control measures shall be implemented during grading and construction of the project:

a. Water all construction areas at least twice daily, or more frequently as required to control dust;
b. Cover all trucks hauling dirt, sand or loose material; and
c. Cover inactive storage piles.

Mitigation Monitoring Action #1: The applicant shall include the dust control measures in contracts for the proposed project.

3(e),(f): Less Than Significant Impact with Mitigation Incorporated. The proposed project has the potential to create objectionable odors and expose nearby residents to pollutant concentrations. An Animal Waste Management Plan was prepared for the project by 0_2 Compost (Source: 12.c). The purpose of the Animal Waste Management Plan is to provide the applicant with the information necessary to manage agricultural wastes in a manner that protects air, soil, water, plant and animal resources. Manure would be collected daily and processed using the aerated static pile (ASP) method of composting to produce a safe product. The ASP Compost System is designed to mitigate adverse impacts to surface and ground water and minimize the generation of objectionable odors, flies and noise. By achieving pile temperatures that exceed 131 degrees Fahrenheit for a minimum of three days, the finished compost will be free of parasites, pathogens and weed seeds. The composting process will take approximately 30 days for the active phase plus an additional 20 to 60 days for the curing phase, to produce a mature and stable product. The finished compost would be applied in designated pastures, at prescribed application rates. Annual laboratory tests of the finished compost will be conducted to calibrate land application rates and to ensure the safety of the product. Impacts to air quality would be considered less than significant with implementation of the following mitigation measure:

Mitigation Measure #2: The applicant shall manage the manure waste product generated by the horse boarding facility in conformance with the Eaton Ranch Animal Waste Management Plan prepared by 0_2 Compost, dated June 9, 2009, that was reviewed and approved by the Environmental Health Bureau.

Mitigation Monitoring Action #2: The site shall be inspected by the Monterey County Environmental Health Bureau quarterly for the first year and then bi-annually for the second year. The third year and subsequently, by June 1st of each year, the applicant shall submit a written report discussing any deviations from the Animal Waste Management Plan that were necessary to mitigate dust, odor and vectors. These inspections shall be at the property owner's expense at Monterey County Environmental Health Bureau hourly rates. Observation of dust, odor and vector control methods of the approved Animal Waste Management Plan shall be the primary purpose of these inspections.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 2, 3, 7, 12.a - 12.c, and 12.f-12.h, 12.j, 17 and 18)	☐	☒	☐	☐
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? (Sources: 1, 2, 3, 7, 12.a -12.c, 12.f-12.h, 12.j, 17 and 18)	☐	☒	☐	☐
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? (Sources: 1, 2, 3, 7, 12.a -12.c, and 12.f-12.h, 12.j, 17 and 18)	☐	☒	☐	☐
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? (Sources: 1, 2, 3, 7, 12.a -12.c, and 12.f-12.h, 12.j, 17 and 18)	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3, 7, 12.a and 12.b)	☐	☐	☐	☒
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? (Sources: 1, 2, 3, 7, 12.a and 12.b)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: The existing biological conditions of the site are described above in Section II.A (Environmental Setting and Surrounding Land Uses). The Biotic Resources Group, with Dana Bland & Associates, conducted a biological assessment of the 204-acre Eaton Ranch in May, August and September 2006, and in July 2009 and prepared biological reports on October 16, 2006 and September 9, 2009 (Sources: 12.a and 12.b).

4(a), (b) and (d): Less than Significant with Mitigation Incorporated. The project site supports seven primary natural plan communities: non-native grassland, oak woodland/savannah, coyote brush scrub, mixed riparian woodland (with in-stream wetlands), rush grassland/seasonal wetland, landscape tree groves, and chaparral (Source 12.a and 12.b).

Special Status Plant Species. Plant species of concern are those listed by either the federal or state endangered species acts, as well as those identified as rare by the California Native Plant Society (CNPS). A search of the CNPS and California Natural Diversity Database inventories for the Rana Creek quadrangle and eight surrounding quadrangles identified several special status plant species with potential to occur in the project area. A comprehensive list of the plant species identified in the database search is included in the biology report (Sources: 12.b and 12.f).

Biotic Resource Group conducted field visits in spring 2006 during the blooming season of most plant species. Subsequent site visits in August 2008 and July 2009 were conducted during the identification period of summer-blooming species. According to the biology report, the project area lacks specialized habitats/substrates (i.e., serpentine) that are potential habitat for the occurrence of many special status plant species recorded from the greater project vicinity. The closest recorded occurrence of a special status plant species is Carmel Valley malacothrix. This species is recorded from both sides of Carmel Valley Road along Conejo Creek. This occurrence could be on the Eaton-Ranch or along the County road right of-way. No individuals of this species were observed during the 2006, 2008, or 2009 field visits. In addition, the proposed project does not include disturbance along Carmel Valley Road, and impacts to this species are not anticipated if species were present.

Special Status Wildlife Species. Special status wildlife species include those proposed for listing, candidates for listing, or those currently listed as threatened or endangered by either the federal or state endangered species acts, as well as those identified as state species of special concern. Raptor nests are protected by the California Fish and Game Code, and migratory birds are protected by the Migratory Bird Treaty Act. The project area is not located within an area designated as critical habitat. A comprehensive list of wildlife species identified in database search is included in the biology report (Sources: 12.b. and 12.f).

Twelve special status wildlife-species were-identified as potentially occurring within some of the habitats on the Eaton Ranch. However, the proposed expansion of ranching facilities is limited to an area of approximately three acres adjacent to the existing three acres of ranch facilities. No new facilities are proposed for sensitive habitat areas along the intermittent creeks or oak woodlands. Species that may occur or were observed on the site include the California tiger salamander, California red-legged frog, coast range newt and raptors and nesting birds.

The Central California population of the California tiger salamander is federally listed as a threatened species and is a state threatened species as of March 3, 2010. The tiger salamander is a permanent resident of annual grasslands, and migrates to ponds in the winter to breed. Adults spend most of the year

underground in mammal burrows, coming out at night to forage. The first heavy rains of winter initiate the migration of adults to permanent and temporary ponds, where breeding takes place from December to February. California tiger salamander was documented to breed in the low area on the site in 1996 (Sources: 12.b and 12.f). The seasonal pond is a very shallow basin, and is likely to hold surface water for only short durations (e.g., 4-6 weeks) during the peak of the rainy season in average rainfall years, but may provide sufficient duration of ponding to allow larvae to transform into juveniles during years of high rainfall. The cattle grazed fields further to the east of the seasonal pond provide burrows suitable for upland habitat.

The California red-legged frog is a state Species of Special Concern and federally listed as threatened. This species is found in quiet pools along streams, in marshes, and ponds. Red-legged frogs are closely tied to aquatic environments and favor intermittent streams, including some areas with water at least 2.5 feet deep, a largely intact emergent or shoreline vegetation, and a lack of introduced bullfrogs and non-native fishes. They are generally found on streams having a small drainage area and low gradient and they are capable of moving distances of up to two miles. There are occurrences listed in the CNDDB for California red-legged frog within two miles of this site, but no known sightings of the frog on the Eaton Ranch. The seasonal wetland and intermittent creeks on the Eaton Ranch probably do not provide suitable breeding habitat for this frog because of the short duration of inundation; however, they may occasionally forage on the site or occur during seasonal dispersals from off-site breeding ponds.

The coast range newt is a State Species of Special Concern. Coast range newts live most of the year in terrestrial habitats, mostly forests with deep leaf litter that provides a cool micro-environment and abundant invertebrates for prey. Newts travel to aquatic breeding sites in late winter to early spring (January to April) and deposit their eggs on stems, rocks or root masses in ponds, off-channel ponds in creeks, and slow moving pools in creeks. The CNDDB lists one occurrence of coast range newt on the Hastings Reserve near the Eaton Ranch. The seasonal pond on the Eaton Ranch may provide suitable breeding habitat for this newt during years with above average rainfall in which the pond holds water long enough for larvae to transform into juveniles. The denser oak woodlands on the property provide suitable upland habitat for coast range newt.

In a letter responding to a request for concurrence on the application of the Special Rule Exemption for Routine Ranching Activities, the U.S. Fish and Wildlife Service (USFWS) concluded that the existing and proposed ranching activities are consistent with routine ranching activities, and as such, are exempt from the prohibitions of take, as described in the 4(d) Rules for the California tiger salamander and California red-legged frog. This conclusion was based on the expected neutral and/or beneficial effects of the proposed activities on California tiger salamanders and California red legged frogs (Source: 18).

Several improvements have been incorporated into the project design to minimize environmental impacts since the project was reviewed by USFWS in 2006. All of the proposed stables and paddocks would be located at least 30 feet from the edge of the seasonal pond identified as potential breeding, habitat for the California tiger salamander and coast range newt. According to the biology report (Sources: 12.b and 12.f), the proposed new facilities will be located outside of any upland habitat for coast range newt (oak or riparian woodlands), and will not impact any upland habitat for newts. No potential burrows for upland tiger salamander habitat were identified during the site visits in the disturbed grassland proposed for the new stables and paddocks, near the seasonal wetland. Since this area is heavily grazed and disturbed and lacks suitable upland burrows for the tiger salamander, no direct impacts to the species are expected. The proposed stables and paddocks will not create significant barriers to salamanders or newts migrating from

adjacent habitats to the east, north and south to the seasonal pond. The three acres to the west is already developed with barn and other existing facilities. (Sources: 12.b and 12.f).

Biotic Resources Group met with USFWS and CDFG on-site in August 2008 to review the proposed changes to the project and to verify the application of the Special Rule Exemption for Routine Ranching Activities (Source 12.b). With implementation of Mitigation Measures #1 - 6, potential impacts to these species will be reduced to a less than significant level.

A number of special status raptors and nesting birds have the potential to occur in the vicinity. Species include white-tailed kite, northern harrier, Cooper's hawk, golden eagle, merlin, California horned lark, and loggerhead shrike. No native trees will be removed for the proposed ranch expansion, water will be provided from an existing well, and no facilities will be built in the low area. The new ranch facilities will be in an area greater than 300 feet from any habitat suitable for sensitive bird species nesting (e.g., dense riparian woodland, oak woodlands and cattle grazed grasslands on the east). No mitigation is necessary (Sources: 12.a, 12.b and 12.f).

4(c): Less than Significant with Mitigation Incorporated. A low area located southeast of the existing barn and horse paddocks appears to support a seasonal wetland/pond. The wetland area encompasses approximately 5,600 square feet and is confined to a flat area bound by two hillsides. During the May 2006 and July 2009 field visits conducted by Biotic Resources Group, the area was dominated by plants adapted to seasonally wet conditions (Sources: 12.a, 12.b and 12.f). This area appears to collect winter-season hillside runoff, resulting in wet conditions during portions of the winter and early spring months. The site contained no surface water when visited by Biotic Resources Group in May 2006, August 2008, or July 2009; however, vegetation present within the low area was dominated by plant species indicative of seasonally wet conditions.

The proposed project avoids direct impacts to the low area and riparian woodlands found on the property. The proposed horse pens and stables, as well as a 40-foot diameter round pen are proposed to be located a minimum of 30 feet from the seasonal wet meadow/pond and approximately 60 feet from riparian woodland along the middle tributary to Conejo Creek. Runoff from the pens and stables has been designed to drain away from the low area and into a specially designed percolation swale by way of a wood drainage barrier. A steel pipe fence will also be placed around the wet area to preclude grazing of wetland plants. In the paddock area west of Conejo creek, the proposed paddocks are located a minimum of 50 feet from both the middle tributary and western tributary to the creek. Runoff in this area drains southward and parallel to the drainage. Sheet flow through this approximately 150-foot long vegetated area would provide percolation of any runoff before reaching the creek.

With implementation of the proposed grading and drainage plans, no significant impacts to the low area or riparian woodlands are anticipated. Mitigation Measure #2 and Mitigation Monitoring Action #2, which require implementation of the measures contained in the Eaton Ranch Animal Waste Management Plan (Source: 12.c), will reduce impacts to water quality to a level of less than significant. Implementation of the following measures will reduce potential biological impacts to a less than significant level:

Mitigation Measure #3: The applicant shall site all new stables and paddocks at least 30 feet from the edge of the seasonal wetland and 50 feet from intermitted creeks.

Mitigation Monitoring Action #3: Prior to issuance of a grading or building permit, a qualified biologist shall delineate the outer edge of the rush grassland/seasonal wet meadow with either construction fencing or permanent wire fencing to prevent inadvertent entry of construction equipment into the wetland/pond area. The proposed wood drainage barrier as well as the fence, placed approximately 10 feet outward from the wetland edge, will also avoid indirect impacts to the rush grassland/seasonal wet meadow/pond by precluding intensive ranching activities (i.e., riding, congregating of animals) within the rush grassland/seasonal wet meadow/pond. Occasional dry-season pasture grazing within the rush grassland/seasonal wet meadow/pond area is acceptable. Photo evidence of these protection measures, along with a verification letter from County-approved biological consultant, shall be submitted to the RMA-Planning Department for review and approval.

Mitigation Measure #4: Standard Best Management Practices (BMP's) shall be followed during project construction. The following BMP's shall be implemented during all phases of construction:

a. Divert concentrated runoff away from the seasonal wetland and creek banks;
b. Minimize vegetation removal;
c. Identify with construction fencing all areas that require clearing, grading revegetation or otherwise disturbed;
d. Stabilize disturbed soils to minimize erosion and sediment input to creeks;
e. Implement erosion control measures to prevent sediment from entering the creek channels, including the use of silt fencing or fiber rolls to trap sediments;
f. Conduct erosion control seeding of all disturbed areas as soon as practicable after disturbance following construction;
g. Monitor the effectiveness of erosion control measures during the first year's rainy season and implement remedial measures (e.g., reseeding repair of silt fencing) if sedimentation or erosion is noted.

Mitigation Monitoring Action #4: The applicant and/or their designated contractor shall be responsible for implementing BMP's during project construction. Monitoring inspections shall occur upon commencement of project construction and within three months of the first rainy season to ensure the effectiveness of erosion control measures. A report of each inspection shall be submitted to the RMA-Planning Department for review and approval.

Mitigation Measure #5: Fueling and maintenance of heavy equipment for construction shall take place at least 100 feet from any wetland or creek to prevent petroleum spills from affecting sensitive habitat.

Mitigation Monitoring Action #5: The applicant and/or their designated contractor shall prepare and advise all construction personnel of a spill prevention and clean-up plan to be implemented in the event of a petroleum leak from heavy equipment. Prior to issuance of any grading or building permits, the spill prevention and clean-up plan shall be submitted to the RMA-Planning Department for review and approval.

Mitigation Measure #6: To prevent horses from entering the creek channels the applicant shall include a clause in the stable contract noticing riders on the property that entering the creek channels is forbidden. The applicant shall also install signs in the barn, tack rooms, and at the creek crossing stating the following: "*To protect the sensitive plant and wildlife species found on the ranch property, riders are not permitted to ride their horses in the creek channels.*" Signs shall be posted restricting riders from riding along the bottom of Conejo Creek, the only waterway on the property wide enough and accessible enough for riding.

Mitigation Monitoring Action #6: Prior to the issuance of a grading or building permit, a copy of the standard stable contract shall be submitted for review and approval by the RMA-Planning Department. The purpose of the review is to ensure that the required language is in the standard contract.

See **Mitigation Measure #2 and Monitoring Action #2**, contained in Section VI.3 – Air Quality, regarding the implementation of an Animal Waste Management Plan.

4(e) and (f): No Impact: No trees are proposed to be removed as part of this project (Sources: 7, 12.g.). The proposed project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan or Monterey County Ordinance.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 2, 3, 7)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 2, 3, 7)	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 2, 3, 7)	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 2, 3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1, 2, 3, 7, 8) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Sources: 1, 2, 3, 7, 8)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 2, 3, 7, 8)	☐	☐	☒	☐
iv) Landslides? (Sources: 1, 2, 3, 7, 8)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 7, 8)	☐	☐	☒	☐
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? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒
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? (Sources: 1, 2, 3, 7, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

According to the Monterey County Geographic Information System (GIS), the site is located in a seismically active region. Monterey County is traversed by a number of both "active" and "potentially active" faults (Source 8). There are three "active" fault zones recognized in the area. They are the San Andreas Rift System, the Monterey Bay Fault Zone and the Palo Colorado-San Gregorio Fault Zone. As such, the proposed site will experience seismic activity of various magnitudes originating from one or more of the numerous faults in the region. These "*potentially active*" and "*active*" faults represent relatively minor hazards for the purposes of the site development.

6(a)(i), (ii), (iii), (iv): Less Than Significant Impact. The proposed project has the potential to expose people or structures to seismic hazards. The project site lies in an area identified by the Monterey County GIS as an area of moderate seismic activity (Source: 8). As such, the proposed site will experience seismic activity of various magnitudes originating from one or more of the numerous faults in the region. While there is the potential for seismic hazards, all future development of the project site will be required to be in conformance with the Uniform Building Code, which contains regulations to protect structures within active or potentially active seismic areas. Therefore seismic hazard impacts would be considered less than significant.

6(b): Less Than Significant Impact. The project includes a site grading and drainage plan (Source: 12.g) that has been designed to insure that erosion and loss of topsoil are minimized.

6(c), (d), (e): **No Impact**. The proposed project will not be located on soils incapable of supporting future residential development, which would create a substantial risk to life or property. Therefore, the proposed project will be constructed on an unstable geologic unit or on expansive soil, or have soils incapable of adequately supporting the use of septic tanks.

7. GREENHOUSE GAS EMISSIONS Would the project:	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, 3, 5, 6, 7, 12.d., 15, 16)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 3, 5, 6, 7, 12.d., 15, 16)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC).

The California Office of Planning and Research (OPR) has requested the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, assist with the development of a method for setting statewide thresholds of significance that can be used by local agencies as a basis for developing/adopting their own thresholds of significance. CARB, in October 2008, issued the first draft of a recommended approach entitled "*Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act.*" In the absence of specific guidance from the state, some agencies have adopted their own thresholds of significance, while others have determined that for the time being, a determination of the significance of climate change impacts is too speculative.

7(a) Less than Significant Impact Fueling and maintenance of heavy equipment for construction shall take place at least 100 feet from any wetland or creek to prevent petroleum spills from affecting sensitive habitat. Acceleration in the rate of warming is largely the result of emissions of carbon dioxide and other greenhouse gases (GHG) from human activities which include industrial processes, fossil fuel combustion, and changes in land use, such as deforestation. The cumulative scenario for climate change is based on whether or not the proposed project would result in emissions of greenhouse gases that could cumulatively contribute to global warming or climate change. Currently neither the California Air Resources Board, the MBUAPCD, nor Monterey County have established regulations, guidance, methodologies, or other means that would require the implementation of measures to reduce GHG emissions from projects. In lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project. The project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project. As identified in the traffic analysis prepared by Pinnacle Traffic Engineering, approximately 36 weekday and 104 weekend daily trips would be generated as a result of the proposed project. In addition to providing regular equestrian activities, project development would also result in approximately 12 annual special events (i.e. horse shows). Special event traffic, which would occur only on designated weekends, would result in an additional 134 daily traffic trips. Therefore, it is anticipated that special event traffic combined with regular weekend traffic would result in approximately 238 trips (two-way). Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on climate change.

7(b) Less than Significant Impact: Neither the California Air Resources Board, the MBUAPCD, nor Monterey County have established regulations, guidance, methodologies, or other means that would require the implementation of measures to reduce GHG emissions from projects. However, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) would require new construction to meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3, 7, 11)	☐	☐	☐	☒
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, 7, 11)	☐	☐	☐	☒
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, 7, 11)	☐	☐	☐	☒

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 7, 11)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 7, 11)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 7, 11)	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 7, 11)	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3, 7, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

9. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source:1, 2, 3, 7, 11, 12.f-12.h)	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☒	☐

9. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒
e) 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? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☒	☐	☐
f) Otherwise substantially degrade water quality? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? (Sources:1, 2, 3, 7, 11, 12.f-12.h)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: The project will be served by an existing well on the project site. There are two intermittent creeks located on the project site.

9(a), (e) and (f) Less Than Significant With Mitigation Incorporated: The proposed project has the potential to increase runoff and may cause an increase in polluted runoff. To address this potential impact, the Grading and Drainage Plan (Source: 12.g) has been designed to capture and retain runoff that comes in contact with animal stalls or pens, and allow runoff from the barn rooftops to continue to follow the natural pattern to reduce stormwater diversion. In addition, procedures outlined in the Animal Waste Management Plan (Source 12.c) include measures to minimize agricultural nonpoint source pollution of surface and groundwater resources. Implementation of the plan will further reduce the potential for runoff

exposed to animal waste from entering the natural water features. A new horse-washing area is proposed next to barn with an impervious pad which would have its own wastewater disposal system. The proposed project will be required to comply with standard Monterey County conditions of approval regarding water system permits, septic system design, and waste discharge requirements. No mitigation is necessary.

Successful implementation of Mitigation Measure #2 and Monitoring Action #2, contained in Section VI.3-Air Quality, regarding implementation of the Animal Waste Management Plan will reduce the potential impacts identified in 9(a), (e) and (f) to less than significant.

9(b) Less Than Significant Impact: The project will be served by an existing well located on the site. Monterey County Department of Environmental Health reviewed the previous project plans and determined that the existing well is of sufficient capacity to meet project demands (Sources: 11, 12.g).

9(c),(d), (g-j). No Impact. The proposed project will not result in an increase in on-site and off-site flooding. The proposed project has been reviewed by the Monterey County Division of Environmental Health, which has determined that the existing well is of sufficient capacity to meet project demands (Source 11). The proposed project will be required to comply with standard Monterey County conditions of approval regarding water system permits, septic system design, and waste discharge requirements. The project will not expose people or structures to flood hazards. The project will not be sited in a location susceptible to a seiche, tsunami, or mudflow (Source: 8).

10. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1-4, 7)	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1-4, 7, 11, 12.b., 12.f., 14)	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1-4, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Land Use/Planning: The site is located in the Cachagua Area and is designated Permanent Grazing. The property is zoned PG/160-D (Permanent Grazing 160 acres/unit and Design Approval).

10(a) and (c). No Impact. The proposed project will not physically divide an established community, conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or

mitigating an environmental effect, or conflict with any applicable habitat or natural community conservation plan.

10(b). Less Than Significant. The site is designated as Permanent Grazing in the General Plan. The Permanent Grazing designation is applied to those portions of the County in which grazing uses are to be preserved, enhanced and expanded (Source: 2, page 173). The proposed project is consistent with this designation since it consists of a horse boarding stable. The project is consistent with the following policies of the Cachagua Area Plan:

Policy No.	Policy	Consistency Determination
9.1.3	Development shall be sited to protect riparian vegetation and threatened fish species, minimize erosion, and preserve the visual aspects of the Carmel and Arroyo Seco Rivers. Private property owners are encouraged to preserve the Carmel River in its natural state, to prevent erosion and protect fishery habitat. The policy is intended to be consistent with the Fish and Game Code.	**Consistent**: The project has been sited to protect riparian vegetation and minimize erosion (see discussion in Section IV.4, Biological Resources). The proposed stables and paddocks would be located at least 30 feet from the edge of the seasonal pond and 50 feet from intermittent creeks (see Mitigation Measure #3 and Mitigation Monitoring Measure #3). The proposed stables and paddocks will not create significant barriers to California tiger salamanders or coast range newts migrating from adjacent habitats to the east, north and south to the seasonal pond. The three acres to the west is already developed with barn and other existing facilities. To prevent horses from entering the creek channels Mitigation Measure #6 and Mitigation Monitoring Action #6 require the applicant to include a clause in the stable contract noticing riders on the property that entering the creek channels is forbidden. The applicant is also required to install signs in the barn, tack rooms, and at the creek crossing stating the following: "*To protect the sensitive plant and wildlife species found on the ranch property, riders are not permitted to ride their horses in the creek channels.*" Signs are required to be posted restricting riders from riding along the bottom of Conejo Creek, the only waterway on the property wide enough and accessible enough for riding. The Department of Fish and Game has not indicated that a permit is required under Fish and Game Code Section 1602. Mitigation Measure #4 and Mitigation Monitoring Measure #4 will reduce erosion impacts to less than significant.
22.2.3.1(C)	The County shall require environmental review of all proposed new development, with special attention to development that will not be serviced by a public electric utility, with regard to cumulative increases in noise levels in surrounding areas.	**Consistent**: The noise impacts of the proposed project are evaluated in Section IV.12, Noise). The project is served by a public electric utility. Cumulative increases in noise levels are expected to be minimal. Based on a worse-case scenario incorporating traffic trips generated by 125 horse owners visiting the site to ride, the delivery of hay, horseshoeing services, veterinary services, and two full time employees, it is anticipated that normal operations would generate a maximum of 31 trips per day (15.5 round trips) on weekdays and a maximum 87 trips per day (43.5 round trips) on weekend days. Special events would be limited to 12 per year and increases in noise will be temporary and are considered less than significant. It is estimated that each special event could generate up to 134 additional vehicle trip ends.
30.0.8(C)	Agricultural land use designation shall allow all	**Consistent**: The proposed project is considered a "*compatible use*" as defined in Williamson Act Guidelines Section GC Section

	uses as listed in the Land Conservation Agreement (Williamson Act) where it can be demonstrated that such uses will not interfere with the lands agricultural viability.	51201(e). On March 27, 2008, the Monterey County Agricultural Advisory Committee determined that horse boarding operations are a compatible use under the Williamson Act for the subject property provided that the projects meet GC Section 51238.1 provisions (Source: 14). Project development will facilitate "public or private riding or hiking trails" which is a compatible use as defined in Exhibit B of the current Williamson Act Contract No. 83-26-1 for the subject property (Source: 13). The proposed project would not significantly compromise the long term productive agricultural compatibility of the subject contracted property or other contracted lands in agricultural preserves (see Section IV.2, Agricultural and Forest Resources).
51.1.7(C)	A land owner shall not be held responsible for either trail maintenance or public liability when a public-recreational trail easement is appurtenant to private land. Public-recreational trail easements shall not be required to be open to public use until either a public agency or private association agrees to accept liability and responsibility for maintenance of the trail easement. The County shall implement necessary measures for services that cannot be adequately provided by private organizations. The implementation of such measures shall be funded by user fees and tax revenues.	**Consistent**: There are no existing or proposed public trail easements on or appurtenant to the site. The existing trails and roads on the site are privately owned.
51.1.10(C)	Trails along river and stream corridors should be sited and designed to avoid impacts to riparian vegetation, wildlife, and water quality.	**Consistent**: No new trails are proposed. Existing roads and cattle trails criss-cross the property, and ranch horses currently uses these trails and roads. Only one creek crossing has been identified as traversing a creek bed rather than crossing over an existing road culvert. To prevent horses from entering the creek channels Mitigation Measure #6 and Mitigation Monitoring Action #6 requiring the applicant to include a clause in the stable contract noticing riders on the property that entering the creek channels is forbidden. The applicant is also required to install signs in the barn, tack rooms, and at the creek crossing stating the following: "*To protect the sensitive plant and wildlife species found on the ranch property, riders are not permitted to ride their horses in the creek channels.*" Signs are required to be posted restricting riders from riding along the bottom of Conejo Creek, the only waterway on the property wide enough and accessible enough for riding.
51.4.5(C)	Private recreational	**Consistent**: The applicant has applied for a use permit pursuant to

	development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to, and compatible with, existing infrastructure and rural environment. Such as, but not limited to, campgrounds, riding stables, guest ranches, pack stations, and music, religious, art and nature retreats.	Section 21.34.05U, which allows public or private riding clubs with accessory structures and trails developed for such use subject to approval of a use permit. (Sources: 1, 4). The project is scaled in relationship to, and compatible with, existing infrastructure and the rural environment. The scale of the project has been reduced to accommodate 125 horses compared to 150 horses in the previous proposal. The expanded facility, including the on-going cattle ranching headquarters and horse training/stable facility, would cover approximately 2.9% of the site. The proposed project will connect to an existing well that is currently servicing the site. The Monterey County Environmental Health Division has indicated that the well is of sufficient capacity to meet project related requirements. (Sources: 1, 11)

In conclusion, the project is consistent with the Monterey County General Plan and Cachagua Area Plan. In addition, the proposed use is consistent with the development standards and uses for the Permanent Grazing District in Section 21.34, Monterey County Zoning Ordinance. Specifically, the proposed project is consistent with Section 21.34.05U, which allows public or private riding clubs with accessory structures and trails developed for such use subject to approval of a use permit. (Sources: 1, 2, 3, 4, 7, 8)

11. MINERAL RESOURCES **Would the project:**	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? (Sources: 1-3, 7, 8)	☐	☐	☐	☒
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? (Sources: 1-3, 7, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

12. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1-3, 7, 12.d - 12.f)	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1-3, 7))	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1-3, 7, 12.d - 12.f)	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1-3, 7, 12.d - 12.f)	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1-3, 7)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1-3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: Located within the project vicinity are other similar land uses (grazing and rural residences) on parcels averaging 40 to 160 acres in size. The nearest sensitive receptor to-the-proposed facility is located approximately 280 feet to the west. Additional sensitive receptors, including near-by residences, are located approximately 750 feet southwest of the proposed facility. Generally, noise levels diminish as distance from the noise source increases. Some land uses are more sensitive to noise than others. Noise sensitive land uses are generally defined as residences, transient lodging, schools, hospitals, nursing homes, churches, meeting halls, and office buildings.

12.(a), (c) and (d) – Less Than Significant Impact. Typical day-to-day operational noise is expected to be minimal. Operational equipment currently includes the use of a small front-end loader as part of existing operations. Use of the loader will be required to turn manure piles several times a day for extended time periods. Noise generated as a result of equipment use is not expected to significantly increase beyond what is currently being generated.

The proposed compost facility will require the installation of a compost blower to aerate the compost. Monterey County Code Section 10.60.030 restricts the operation of noise producing devices in the County. No machine or device may be operated that produces a noise level exceeding 85 decibels at a

scale (dbA) measured at 50 feet if within 2,500 feet of an occupied dwelling unit. The compost facility is located approximately 750 feet from the nearest property boundary. Specifications from the blower manufacturing company indicate that for the worst-case operation scenario the sound level can reach a maximum of 85.4 dbA at five feet. According to the inverse square law for sound intensity, doubling the distance away from the source corresponds to a drop in 6 dbA of sound intensity. Therefore, at 50 feet, the dbA level for the blower would be 65.4 dba, well below the 85 dbA restriction on equipment identified in Section 10.60.030. The design of the compost bins includes placement of the blower within the aeration box, below a slatted wood floor and the compost itself, which will further muffle sound (Source 12.c). Additionally, even without considering the noise attenuation effects of the compost facility design, trees, or landscape, at 750 feet the approximate noise level would be 42 dbA, which is comparable to loud speech audible as a murmur. Operation of the blower is therefore not considered to be a potential significant impact. (Source 12.f)

Traffic generation was estimated in the Eaton Ranch Stables Facility Project, Monterey County, California, Evaluation of Potential Traffic Impacts (Source 12.d) and Eaton Ranch Stables Facility, Update to 2006 Traffic Impact Report (Source 12.e.). Based on a worse-case scenario incorporating traffic trips generated by 125 horse owners visiting the site to ride, the delivery of hay, horseshoeing services, veterinary services, and two full time employees, it is anticipated that normal operations would generate a maximum of 31 trips per day (15.5 round trips) on weekdays and a maximum 87 trips per day (43.5 round trips) on weekend days. It is anticipated that trips will be spread throughout the day. Because operational noise generated from use of a front end loader will only increase slightly from current use and the moderate increase in traffic trips in and out of the facility will be distributed throughout the day,, impacts to sensitive receptors are expected to be minimal. No mitigation is necessary.

During special events such as horse training clinics and competitions noise is expected to increase due to increased activity of persons and horses on the project site, and additional traffic. The special events, which are proposed to occur over a one day period, would be limited to 12 events per year and operated between 7 a.m. and 10 p.m. Training workshops may include low-level voice amplification. No permanent loud speaker or speaker systems are proposed. A small portable sound amplifier may be used on horseback by a trainer or instructor. Special events would be limited to 12 per year and increases in noise will be temporary and are considered less than significant. It is estimated that each special event could generate up to 134 additional vehicle trip ends. The proposed facility could generate a combined 194 vehicle trips (two-way) on a typical Saturday with a special event. Maximum daily traffic demands would occur on Tassajara Road between Carmel Valley Road and Eaton Ranch driveway. The proposed project activities, including special events, will be required to comply with the General Plan Noise Element and Monterey County Code Chapter 10.60 (Noise Control).

The proposed project will result in temporary or periodic increases in ambient noise levels as a result of project construction. The construction period is expected to be approximately one month. Noise impacts resulting from construction would be temporary and are considered less than significant. The proposed project will not result in the exposure of persons to noise levels in excess of standards established, generation of excessive ground-borne vibration, or significant increases in ambient noise levels.

12 (e), (f): No Impact. The project is not located within an airport land use plan or within the vicinity of a private airstrip.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources:1-3, 7)	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1-3, 7)	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:1-3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

14. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Sources: 1-3, 7, 11)	☐	☐	☐	☒
b) Police protection? (Source: 1-3, 7, 11)	☐	☐	☐	☒
c) Schools? (Sources: 1-3, 7, 11)	☐	☐	☐	☒
d) Parks? (Sources: 1-3, 7, 11)	☐	☐	☐	☒
e) Other public facilities? (Sources: 1-3, 7, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1-3, 7, 11)	☐	☐	☐	☒
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? (Sources: 1-3, 7, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☒	☐
e) Result in inadequate emergency access? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☐	☒

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 3, 7, 11, 12.d, 12.e)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: Traffic generation was estimated in the Eaton Ranch Stables Facility Project, Monterey County, California, Evaluation of Potential Traffic Impacts (Source 12.d) and Eaton Ranch Stables Facility, Update to 2006 Traffic Impact Report (Source 12.e.). As described in the Project Description (see Section II.B), the scope of the proposed project has been reduced to accommodate only 125 horses in lieu of 150 horses evaluated in the 2006 traffic report. This equates to an approximately 14% reduction in the estimated weekday project trip generation (31 ADT vs. 36 ADT). During weekend special events, the combined total trip generation has been reduced by approximately 18% (194 ADT vs 238 ADT). Therefore, the updated report concludes that the evaluation of post project traffic conditions presented in the original (2006) traffic report provide a "worst case" scenario and are still valid for current conditions.

15(a), (b) and (d): Less Than Significant Impact. The proposed project has the potential to impact both the traffic load and capacity on the existing street system, as well as, the existing LOS established for roadway networks in the project vicinity. Based on a worse-case scenario incorporating traffic trips generated by 125 horse owners visiting the site to ride, the delivery of hay, horseshoeing services, veterinary services, and two full time employees, it is anticipated that normal operations would generate a maximum of 31 trips per day (15.5 round trips) on weekdays and a maximum 87 trips per day (43.5 round trips) on weekend days. It is anticipated that trips will be spread throughout the day.

During special events such as horse training clinics and competitions noise is expected to increase due to increased activity of persons and horses on the project site, and additional traffic. The special events, which are proposed to occur over a one day period, would be limited to 12 events per year and operated between 7 a.m. and 10 p.m. It is estimated that each special event could generate up to 134 additional vehicle trip ends. The proposed facility could generate a combined 194 vehicle trips (two-way) on a typical Saturday with a special event. Maximum daily traffic demands would occur on Tassajara Road between Carmel Valley Road and Eaton Ranch driveway.

The Update to the 2006 Traffic Impact Report by Pinnacle Traffic Engineering (Source 12.e) indicates that traffic count data collected in 2007 on Carmel Valley Road was approximately 800 ADT (west of Tassajara Road). This data demonstrates that daily traffic volumes along this section of Carmel Valley Road have decreased since 2007 by approximately 17%. An evaluation of "post" project conditions indicated that daily traffic volumes on Carmel Valley Road and Tassajara Road would remain within acceptable limits (LOS C or better), with the addition of project traffic. Weekday AM and PM peak hour traffic operations at the Carmel Valley Road and Tassajara Road intersection would also remain within acceptable limits. The traffic reports conclude that new trips associated with the proposed project would not significantly impact traffic operations on Carmel Valley Road or Tassajara Road.

During the period between January 2006 and July 2010 (54 months), there were four reported accidents on Carmel Valley Road and one on Tassajara Road. Three of the four on Carmel Valley Road occurred more than 1,000 feet east of Tassajara Road. The other accident occurred at the intersection of Tassajara Road and Carmel Valley Road

and involved a bicycle and a vehicle making a left turn. The traffic update report concludes that the project traffic will not significantly impact traffic operations or safety on the local street system.

15(c), (e), (f) and (g). No Impact. The proposed project will not result in a change in air traffic patterns, substantially increase hazards due to design, result in inadequate emergency access, result in inadequate parking, or conflict with adopted policies supporting alternative transportation.

17. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1-3, 7, 8)	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1-3, 7, 8)	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1-3, 7, 8)	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1-3, 7, 8)	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1-3, 7, 8)	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1-3, 7, 8)	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1-3, 7, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See previous Sections II. A (Project Description and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 2, 3, 7, 8, 11, 12.a-i)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("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)? (Sources: 1, 2, 3, 7, 8, 11, 12.a-i)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 2, 3, 7, 8, 11, 12.a-i)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

13.(a) Less Than Significant With Mitigation. Although the project has the potential to degrade the quality of the environment by cumulatively impacting Air Quality, Biological Resources and Hydrology/Water Quality, overall impacts will be less than significant through the successful implementation of the mitigation measures required under Section VI.3 - Air Quality, Section VI. 4 - Biological Resources and Section VI.8 - Hydrology/Water Quality. Further, evidence supports the conclusion that impacts will be less than significant for geology/soils, noise and transportation/traffic. Therefore, overall impacts from the project, as designed, conditioned, and mitigated, will be less than significant. See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

13.(b) and (c) Less Than Significant. The project has no known impacts that are individually limited, but cumulatively considerable, that cannot be mitigated to a less than significant level with implementation of the mitigation measures contained in this initial study. The proposed project does not have any environmental effects that would cause a substantial adverse effect on human beings, directly or indirectly, that cannot be mitigated to a less than significant level with implementation of the mitigation measures contained in this initial study.

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. FISH AND GAME 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 Department of Fish and Game. 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 Department of Fish and Game 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 Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department's website at www.dfg.ca.gov.

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN050371 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. Monterey County General Plan
3. Cachagua Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2004
6. 2008 Air Quality Management Plan for the Monterey Bay Region, Monterey Bay Unified Air Pollution Control District, June 2008

7. Site visits conducted by the project planner(s) on August 4, 2005; August 14, 2008 (including representatives from U.S. Fish and Wildlife Service, California Department of Fish and Game, project biologist and animal waste management specialist) and April 13, 2010

8. Monterey County Geographical Information System (GIS)

9. U. S. Fish and Wildlife Service, Exemption Letter, November 20, 2006

10. Soil Survey of Monterey County, California

11. Interdepartmental Review comments from County Departments

12. Technical Reports:

    a. Eaton Ranch, Carmel Valley, California Biological Report, Biotic Resources Group, October 16, 2006

    b. Eaton Ranch, Carmel Valley, California Biological Report, Biotic Resources Group, September 9, 2009

    c. Eaton Ranch Animal Waste Management Plan, 02 Compost, June 9, 2009

    d. Eaton Ranch Stables Facility Project, Monterey County, California, Evaluation of Potential Traffic Impacts, Pinnacle Traffic Engineering, August 22, 2006

    e. Eaton Ranch Stables Facility Project, Update to 2006 Traffic Impact Report, August 9, 2010.

    f. Eaton Ranch Horse Training and Stable Facilities, Draft Initial Study, EMC Planning Group Inc., January 18, 2010.

    g. Revised Site Grading and Drainage Plan by WWD Engineering dated May 12, 2010.

    h. Eaton Ranch Revised Project Description dated January 20, 2010.

    i. Electronic Communication from Larry Hail, Pinnacle Traffic Engineers dated August 12, 2010.

    j. Electronic Communication between Linda Connolly, California Department of Fish and Game and Sheryl Ainsworth, Felton and Keller, dated August 27, 2008.

13. Land Conservation Contract No. 83-26-1

14. Minutes of Monterey County Agricultural Advisory Committee meetings on March 27, 2008 and August 28, 2008

15. State and National designation for the North Central Coast Air Basin Ambient Area Quality. Released January 2009.

16. CARB (California Air Resources Board). 2005. Air Quality and Land Use Handbook: A Community Health Perspective. www.arb.ca.gov/ch/handbook.pdf

17. Letter from California Department of Fish and Game dated June 8, 2007.

18. Letter from U.S. Fish and Wildlife Service dated November 20, 2006.