

**Notice of Completion**

**Supplementary Document M**

See NOTE BELOW

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814  
916/445-0613

SCH #

Project Title:	<u>Holman Ranch</u>	File Number:	<u>PLN080450</u>
Lead Agency:	<u>Monterey County Resource Management Agency Planning Department</u>	Contact Person:	<u>Paula Bradley</u>
Street Address:	<u>168 W. Alisal Street, 2<sup>nd</sup> Floor</u>	Phone:	<u>(831) 755-5158</u>
City:	<u>Salinas, CA</u> Zip: <u>93901</u>	County:	<u>Monterey</u>

**Project Location:**

County:	<u>Monterey</u>	City/Nearest Community:	<u>Carmel Valley</u>
Cross Streets:	<u>Carmel Valley Road</u>	Zip Code:	<u>93924</u> Total Acres: <u>184</u>
Assessor's Parcel No.:	<u>187-481-001-000, 189-542-003-000</u>		
Within 2 Miles:	State Hwy #: <u>68</u>	Waterways:	<u>Carmel Valley River</u>
	Airports: <u>NA</u>	Railroads:	<u>NA</u> Schools: <u>Carmel Valley Elem.</u>

**Document Type**

CEQA:     Negative Declaration,  
          Mitigated

**Local Action Type**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                | <input type="checkbox"/> Annexation               |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone               | <input type="checkbox"/> Redevelopment            |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit           |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division         | <input type="checkbox"/> General Development Plan |

(Subdivision Map)

**Development Type**

- |   |  |  |                        |
|---|--|--|------------------------|
| <input type="checkbox"/> Residential            |  | <input type="checkbox"/> Water Facilities: | Type _____ MGD _____   |
| <input type="checkbox"/> Office:                | Sq. Ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Transportation    | Type _____             |
| <input checked="" type="checkbox"/> Commercial: | Sq. Ft. <u>3,300</u> Acres _____ Employees _____ | <input type="checkbox"/> Mining:           | Mineral _____          |
| <input type="checkbox"/> Industrial:            | Sq. Ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Power             | Type _____ Watts _____ |
| <input type="checkbox"/> Educational:           | _____  | <input type="checkbox"/> Waste Treatment:  | Type _____             |
| <input type="checkbox"/> Recreational:          | _____  | <input type="checkbox"/> Hazardous Waste:  | Type _____             |
|   |  | <input type="checkbox"/> Other:            | _____                  |

**Project Issues Discussed in Document**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual          | <input type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                          | <input checked="" type="checkbox"/> Water Quality              |
| <input type="checkbox"/> Agricultural Land                    | <input type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                     | <input checked="" type="checkbox"/> Water Supply / Groundwater |
| <input checked="" type="checkbox"/> Air Quality               | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                                | <input checked="" type="checkbox"/> Wetland/Riparian           |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion / Compaction/ Grading | <input checked="" type="checkbox"/> Wildlife                   |
| <input type="checkbox"/> Coastal Zone                         | <input checked="" type="checkbox"/> Noise           | <input type="checkbox"/> Solid Waste                                   | <input type="checkbox"/> Growth Inducing                       |
| <input checked="" type="checkbox"/> Drainage/Absorption       | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                               | <input type="checkbox"/> Land Use                              |
| <input type="checkbox"/> Economic/Jobs                        | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation                | <input checked="" type="checkbox"/> Cumulative Effects         |
| <input type="checkbox"/> Fiscal                               | <input type="checkbox"/> Recreation/Parks           | <input checked="" type="checkbox"/> Vegetation                         | <input type="checkbox"/> Other:                                |

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**Present Land Use/Zoning/General Plan Use**

Present Land Use: Rural Density Residential, Visitor Serving Professional Office

Present GP: Rural Density Residential, Visitor Serving Professional Office

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**Project Description:**

The project consists of a Combined Development Permit consisting of: 1) a Use Permit for a 3,330 square foot Agricultural Processing Plant for a winery producing up to 5,000 cases per year, a 3,050 square foot wine storage cave, a 240 square foot equipment storage building, and grading is 3,960 cubic yards (approximately 1,980 cubic yards cut and 1,980 cubic yards fill, balanced on-site; 2) a Use Permit for the removal of nine protected oak trees; 3) a Use Permit for development on slopes in excess of 30%; 4) an Administrative Permit for development in a Site Plan Review District; 5) a Small Water System; and 6) Design Approval. Also included is a 3,050 square foot wine storage cave. Grading for site improvements and the wine cave is approximately total 3,980 (1,980 cubic yards cut and 1,980 cubic yards fill) to be balanced on-site.

Access to the site is from Holman Road off Carmel Valley Road, northeast of Carmel Valley village. Trucks will travel east on Carmel Valley Road, then turn left onto Holman Road and access is from an existing dirt ranch road. Required parking spaces are located adjacent to the winery barn. The proposed winery operation will not be open to the public and the project does not propose to increase the number of special events currently held at the ranch.

Water to the Ranch and winery is provided by an existing private well with a small water system and an on-site water treatment system. New water tanks and the new on-site water treatment system were recently installed to provide storage capacity for fire suppression, as well as potable water storage

*NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Completion Preparation or previous draft document) please fill in.*

**Resources Agency**

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- State Water Resources Control Board(DWR)
- Business, Transportation & Housing
- Aeronautics
- California Highway Patrol
- CALTRANS District # \_\_\_\_\_
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

**Health & Welfare**

Health Services \_\_\_\_\_

**State & Consumer Services**

- General Services
- OLA (Schools)

**Public Review Period** (to be filled in by lead agency)

Starting Date: October 16, 2009

Ending Date: November 15, 2009

Signature:   
Paula Bradley, MCP, AICP, Project Planner

Date: October 14, 2009

**Cal-EPA**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB

**Youth & Adult Corrections**

Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other

**Lead Agency** (Complete if applicable)

Consulting Firm:

Address:

City/State/Zip:

Contact:

Phone:

**Applicant:** Holman Ranch Holdings, LLC

Address: P. O Box 2119

City/State/Zip: Carmel Valley CA 93924

Phone:

For SCH Use Only:

Date Received at SCH

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Date Review Starts

\_\_\_\_\_

Date to Agencies

\_\_\_\_\_

Date to SCH

\_\_\_\_\_

Clearance Date

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Notes:

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