

VILLAS DE CARMELO/RIGOULETTE
Notice of Preparation
County of Monterey

To: Responsible Agencies/Interested Parties

From: County of Monterey
(Lead Agency)

County of Monterey, Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, California 93901
831- 755- 5025

Subject: Notice of Preparation (NOP) for the Draft Environmental Impact Report for Villas de Carmelo (Rigoulette) Project

Project Applicant: Rigoulette LLC

Public Review Period: NOP response period is from July 11, 2008 to August 11, 2008.

NOP Scoping Meeting: A public scoping meeting is scheduled to receive input on the EIR:
WEDNESDAY, JULY 23, 2008
5:00 P.M. TO 7:00 P.M
MONTEREY ROOM
168 WEST ALISAL STREET, 2ND FLOOR
SALINAS CA 93901

The project description, location, and the potential environmental effects are discussed below.

The County of Monterey Planning Department will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Villas de Carmelo Project. The California Environmental Quality Act (CEQA), Section 15082, states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision. The purpose of the NOP is to provide responsible agencies and interested persons with sufficient information describing the proposed project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR.

This NOP is being released to request comments on the scope of the EIR for the proposed project. The responses to this NOP will help the County of Monterey Planning Department determine the scope of the EIR and ensure an appropriate level of environmental review.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your responses to Elizabeth A. Gonzales at the address above. We will need the name for a contact person in your agency.

Date _____

Signature _____

I. INTRODUCTION

PROJECT LOCATION:

The project is located in an unincorporated area of Monterey County, approximately 65 miles southwest of the San Francisco Bay Area, in Monterey County (refer to Figure 1). The project site is located on a 3.68-acre property that is bordered to the north, west, and south by the boundary of the City of Carmel and to the east by Highway 1.

PROJECT DESCRIPTION:

The project consists of the redevelopment of the former Carmel Convalescent Hospital site, which is located on the west side of Highway 1 in the unincorporated Coastal Zone of Monterey County, between Highway 1 and Valley Way in Carmel, California. The project proposes the rehabilitation and adaptive reuse of the existing 11,500 square-foot hospital structure on-site and demolition of two existing ancillary structures. The proposal also involves a subdivision, rezoning and coastal development permit to all the development of a residential village on the 3.68 acre site. The total number of residences will be forty-six with a mix of market rate and affordable residences. The plan calls for the existing hospital structure to be the focal point with new structures of two and three-stories also on the site. The three-story structures are placed in locations where they can take advantage of the sloping topography to minimize building height. The existing entrance from Highway 1 is proposed to be abandoned. The existing entrance on Valley Way will be relocated further to the south. It is expected that improvement to Valley Way, as well as safety improvements at the intersection of Highway 1 and Valley Way, will be required.

The project entitlements will include, but not be limited to, General Plan Amendment (Coastal Implementation Plan Amendment), Rezoning, Tentative Subdivision Map, Coastal Development Entitlements, etc. to allow for the proposed development.

II. PROBABLE ENVIRONMENTAL EFFECTS

Environmental Issues and Probable Effects

The environmental review of the project will focus on the following issues and probable environmental effects, as identified to date. The environmental analysis will address short-term (construction) and long term (life of project) impacts.

Aesthetics: The EIR will evaluate the visual effects of the project, based on existing visual characteristics, impacts to scenic views, proposed site layout/design, and density of development. Analysis will focus on visual impacts to Highway 1, lighting and nighttime glare, and consistency with visual resource policies/regulations contained in the Monterey County General Plan, Carmel Land Use Plan and Title 21 Zoning Ordinance.

Air Quality: The EIR will describe the air quality of the area and provide an assessment of the potential air quality impacts of the project in compliance with the Monterey Bay Unified Air Pollution Control District guidelines. Short-term air quality impacts associated with construction related activities will also be addressed.

Biological Resources: A biological assessment will be performed as part of the EIR to determine site conditions, the presence/absence of sensitive species and habitats, and potential impacts of the project on these resources.

Cultural Resources: The EIR will include a cultural resources investigation to determine the potential impacts from the project on any historic, architectural, or archaeological resources.

Geology and Soils: The EIR will address potential soil, geologic, and geotechnical hazards on the site, based on a preliminary geotechnical/geologic report. Such hazards may include seismicity, problematic soil conditions, grading, and erosion.

Hazardous Materials/Health and Safety: The EIR will address potential hazards associated with development of the project site and the presence of any hazardous materials associated with past hospital or current uses.

Hydrology, Drainage and Water Quality: The EIR will address drainage, flooding, and water quality conditions on the site. Potential impacts from development could include increases in runoff and flooding potential, as well as degradation of water quality from increased erosion and sedimentation. The EIR will address the provision of adequate drainage facilities to carry site runoff to proper discharge areas and the potential for drainage from development on the site to alter natural drainage patterns or introduce pollutants to the natural surface drainage system.

Land Use and Planning: The EIR will address land use compatibility and project compliance with applicable land use policies, including Coastal Act policies, zoning and General Plan consistency. Existing land uses on and surrounding the project site will be described and potential land use impacts assessed (i.e., compatibility with surrounding uses, consistency with plans and policies, effects on the community).

Noise: The EIR will describe the existing ambient noise levels in the vicinity, which are dominated by vehicular traffic and aircraft. The EIR will assess the short-term (construction) and long-term (operational) noise impacts of the proposed project on the surrounding land uses, as well as noise impacts on proposed residential uses that may be affected by existing and future noise levels.

Population and Housing: A direct increase in population would occur due to proposed housing components of the proposed project. The population and housing analysis in the EIR will consider the trends in population statistics for the local area and region.

Public Services/Utilities: The EIR will evaluate the existing public service systems serving the project area and evaluate the public service impacts of the project, including increased demands for sanitary sewer, storm drain, park, emergency, and school services.

Traffic and Circulation: The EIR will describe the existing and proposed roadway system, and evaluate traffic impacts. Traffic impacts, including degradation of levels of service on affected roadways and freeways, adequacy of site access, and provision of parking will be evaluated in a technical traffic study.

Water Supply: The EIR will describe the available water supply resources and projected demand for all phases of project implementation. This assessment will also address the proposed water system infrastructure to assess compliance with relevant standards (i.e., health and fire safety).

Growth Inducement: The EIR will evaluate the potential growth-inducing effects of the proposed development, including increases in jobs and housing, and improvements that may remove impediments to growth.

Cumulative Impacts: The EIR will evaluate the potential cumulative impacts of the project when combined with past, present and reasonably anticipated projects in the region. This evaluation will address (at a minimum) traffic, air quality, public services, and land use.

Alternatives: The EIR will consider a range of reasonable alternatives to the proposed project that could feasibly obtain most of the basic objectives of the proposed project, in accordance with CEQA Guidelines Section 15126.6.

Attachments:

Figure 1: Vicinity Map

Figure 2: Site Map