

# **MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY**

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**DEPARTMENT OF PUBLIC WORKS**

**168 WEST ALISAL STREET, 2<sup>ND</sup> FLOOR**

**SALINAS, CA 93901**

**PHONE: (831) 755-5025**

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## **NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)**

**PROJECT TITLE: VILLAS DE CARMELO**

**PROJECT LOCATION: CARMEL, CALIFORNIA**

Notice is hereby given that the County of Monterey is seeking written comment on the DRAFT Environmental Impact Report (DEIR) on the Villas de Carmelo Project (PLN070497, SCH# **2008071058**) in accordance with the California Environmental Quality Act. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

### **PROJECT DESCRIPTION:**

Combined Development Permit to include a Local Coastal Plan Amendment to change land use designation from Medium Density Residential to High Density Residential and a rezoning from MDR/2 to HDR/12.5 in the Coastal Zone; a Coastal Development Permit and standard subdivision to convert a 10,350 square foot convalescent hospital into nine condominium units and create 37 additional condominium units; common space will include underground parking, recreation room, storage and gym; a Coastal Administrative permit to demolish one existing structure and construct 12 buildings for a total of 46 condominium units; a Coastal Development Permit to allow development on slopes of 30% or greater; a Coastal Development Permit to allow the removal of 97 trees (21 Coast Live oaks and 76 Monterey pines); and Design Approval.

**LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT**

### **ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE FOR REVIEW:**

County of Monterey RMA	Steinbeck Library	Monterey Public Library	Harrison Memorial Library
Department of Public Works & Planning Department	350 Lincoln Avenue	625 Pacific Street	Corner of Ocean Avenue
168 W. Alisal St., 2 <sup>nd</sup> Floor	Salinas, CA 93901	Monterey CA 93940	and Lincoln Avenue
Salinas, CA 93901	(831) 758-7311	(831) 646-3932	Carmel-by-the-Sea, CA
			(831) 624-4629

Documents referenced in the DEIR are available at the Monterey County RMA – Planning Department at the address listed above.

**PUBLIC REVIEW PERIOD: APRIL 17, 2009 THROUGH JUNE 5, 2009**

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The DEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: air quality, biological resources, cultural resources, geology and soils, hydrology, traffic, water quality, land use, noise, public services, recreation, utilities and service systems.

The DEIR identifies significant impacts in the following resource areas that can be mitigated, but not necessarily to a less than significant level: aesthetics.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings please contact Elizabeth Gonzales.

For additional information contact:  
Elizabeth Gonzales or [gonzalesl@co.monterey.ca.us](mailto:gonzalesl@co.monterey.ca.us)  
Monterey County Resource Management Agency  
Planning Department  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone (831) 755-5102

Written comments concerning the Draft EIR should be sent to Elizabeth Gonzales at the above address or by email to: [ceqacomment@co.monterey.ca.us](mailto:ceqacomment@co.monterey.ca.us) .

The Draft EIR is available in hard copy or CD for purchase from the Monterey County RMA - Planning Department at the above address.

The documents are also available on the County website at <http://www.co.monterey.ca.us/planning/>