

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2008071058**

**Project Title:** Villas de Carmelo  
**Lead Agency:** County of Monterey **Contact Person:** Elizabeth Gonzales  
**Mailing Address:** 168 West Alisal Street **Phone:** (831) 755-5102  
**City:** Salinas CA **Zip:** 93901 **County:** Monterey

**Project Location:** County: Monterey **City/Nearest Community:** Carmel By the Sea  
**Cross Streets:** Highway One and Carpenter Street **Zip Code:** 93923  
**Longitude/Latitude (degrees, minutes and seconds):** \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W **Total Acres:** 3.68 acres  
**Assessor's Parcel No.:** 009-061-002, 003, 005 **Section:** 16 **Twp.:** 16S **Range:** 1W **Base:** \_\_\_\_\_  
**Within 2 Miles:** **State Hwy #:** One **Waterways:** Pacific Ocean  
**Airports:** \_\_\_\_\_ **Railways:** \_\_\_\_\_ **Schools:** \_\_\_\_\_

**Document Type:**  
**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: LCP Amendment

**Development Type:**  
 Residential: Units 12.5 Acres per 1ac  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**  
 Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**  
Medium Density Residential, 2 units per acre, Design Control in the Coastal Zone (MDR/2-D)(CZ)

**Project Description:** *(please use a separate page if necessary)*  
 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 oak and 76 Monterey pines); and Design Approval.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District #5
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB #
- Resources Agency
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

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

Starting Date APRIL 17, 2009 Ending Date JUNE 5, 2009

**Lead Agency (Complete if applicable):**

Consulting Firm: Denise Duffy & Associates  
 Address: 947 Cass Street, Suite 5  
 City/State/Zip: Monterey CA 93940  
 Contact: Denise Duffy  
 Phone: (831) 373-4341

Applicant: Derinda Messenger & Associates c/o Wide Waters  
 Address: P. O. BOX 1907  
 City/State/Zip: Salinas CA 93902  
 Phone: 831-754-4911

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.