

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



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NOTICE OF AVAILABILITY

REVISED WATER DEMAND ANALYSIS: 2009 RECIRCULATED PORTION OF THE FINAL REVISED ENVIRONMENTAL IMPACT REPORT

Project Title: September Ranch Subdivision and Combined Development Permit
(PC95062/PLN050001, SCH#1995083033)

Project Location: 2.5 Miles East Of Highway 1 on the North Side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Mid-Carmel Valley Area (Assessor's Parcel Numbers: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000), County of Monterey.

The County of Monterey has released the September Ranch Project Revised Water Demand Analysis, a recirculated portion of the 2006 September Ranch Revised Environmental Impact Report (EIR). After a legal challenge and hearing, the Monterey County Superior Court found the Revised EIR to be sufficient except as to the issue of water demand and, on that basis, ordered certification of the Revised EIR to be vacated. (Peremptory Writ of Mandate, issued January 23, 2009 (Monterey County Superior Court Case Nos. M82632 and M82643)). Consistent with the Court's direction, the County vacated certification of the Revised EIR, rescinded the approvals of the September Ranch project, and prepared this further analysis of water demand, water cap, and cumulative impacts as to water demand. This Revised Water Demand Analysis replaces the Recirculated Portion of the Draft Revised EIR's water demand analysis (pp. 4.3-41 to 4.3-42), related portions of the Cumulative Impacts Analysis Section (§ 5.1.1 at pp. 5-2 and 5-3), and Master Response 17 in the Final EIR (pp. 3-15 to 3-19.). The analysis has also been prepared in accordance with CEQA Guidelines § 15088.5, which allows the lead agency to recirculate only the portions of an EIR that have been revised. **The public review period runs from August 12 until 5:00 pm on September 28, 2009. The County requests that reviewers limit their comments only to the Revised Water Demand Analysis.**

Project Description (Monterey County): The Project consists of the "73/22 Alternative" which includes 73 market rate homes, 15 inclusionary units and 7 workforce units. The Project will require a Combined Development Permit consisting of the following:

1) a Vesting Tentative Map for the : a) Subdivision of 891 Acres into 73 Market-Rate Residential Lots and 22 Inclusionary Housing Lots for a total of 95 Residential Lots; b) a 20.2-acre Existing Equestrian Facility and accessory structures related to that use (Lot 101); c) 536.4 acres of Common Open Space (Parcels A, C & D); d) 273.6 acres of Private Open Space (Scenic Easement)

on each lot outside of the Building Envelope; e) 6.9 acres of Open Space Reserved for future public facilities (Parcel B); and f) Annexation to the Carmel Area Wastewater District for sewage disposal;

- 2) A Use Permit for the Public/Commercial Use of the Equestrian Center & Stables;
- 3) A Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the Subdivision;
- 4) A Use Permit for removal of a maximum of 819 protected Coast Live Oaks;
- 5) An Administrative Permit for up to 97,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements;
- 6) A Use Permit to allow development on slopes greater than 30 percent for Inclusionary Housing on Lots 5 Through 11, Subdivision Infrastructure, and Subdivision Improvements; and
- 7) An Administrative Permit for Inclusionary Housing, Equestrian Center Caretaker Unit/Public Office, a Temporary Tract Sales Office, and a Security Gatehouse.

Available for Public Review at these Locations: Copies of the Revised Water Demand Analysis are available for review at the same location where the Draft Revised EIR and the Draft Recirculated Portion of the Draft Revised EIR were made available for public review, including:

County of Monterey Resource Management Agency- Planning Department Permit Center 168 W. Alisal, 2nd Floor Salinas, CA	County of Monterey Carmel Valley Branch Library 65 West Carmel Valley Rd. Carmel Valley, CA	City of Carmel-by-the-Sea Harrison Memorial Public Library Reference Section Ocean Avenue & Lincoln Carmel, CA
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Additionally, the document and technical appendices are available for review on the County of Monterey RMA-Planning Department website at <http://www.co.monterey.ca.us/planning/>. Materials referenced in the footnotes are available for public inspection at the Monterey County RMA-Planning Department front counter (Permit Center), 168 W. Alisal, 2nd Floor, Salinas, CA. A copy of the document and technical appendices may be purchased at the Planning Department for \$17. The document is also available on CD for \$5. Checks should be made payable to the County of Monterey.

Final Action & Public Notice: Public hearings on the project will be held at a time and place to be specified by public notice including: 1) legal advertisement in a local newspaper of general circulation; 2) posting onsite; 3) direct mailing to property owners within 300 feet; and 4) direct mailing to those who have requested notification. The Board of Supervisors is the final decision-making body for action on the Final EIR and the project.

For additional information contact:

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Written comments should be hand-delivered or sent to Ms. Lawrence at the above address only until 5:00 PM on Monday, September 28, 2009. Pursuant to CEQA Guidelines § 15088.5(f)(3), the Notice of Availability has been sent to each agency, person, and organization that commented on the 2004 Revised Draft EIR and the 2006 Recirculated Portion of Revised Draft EIR.