

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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## ATTACHMENT A

### RANCHO CANADA VILLAGE SUBDIVISION RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR)

**PROJECT LOCATION:** Carmel Valley Area, south side of Carmel Valley Road approximately 0.6 miles east of Highway 1 (Assessor's Parcel Numbers: 015-162-009, 015-162-016, 015-162-017, 015-162-025, 015-162-026, 015-162-027, 015-162-039, 015-162-040, and 015-162-043; 130-unit Alternative includes Assessor's Parcel Numbers 015-162-009, 015-162-017, 015-162-025, 015-162-026, 015-162-033, 015-162-039, 015-162-040, 015-162-041, 015-162-042, 015-162-043, 015-162-045, 015-162-046 and 015-162-047)

Notice is hereby given that the County of Monterey is seeking written comment on the Recirculated Draft Environmental Impact Report (RDEIR) on the Rancho Canada Village Project (PLN040061; SCH# 2006081150) in accordance with the California Environmental Quality Act (CEQA), which has been recirculated in its entirety. The purpose of this Amended Notice of Availability is to clarify, consistent with CEQA Guidelines Section 15088.5(f), that although a part of the administrative record, the previous comments submitted on the earlier Rancho Canada Village DEIR, dated January 2008 do not require a written response in the final EIR, and the County of Monterey will not respond to these previously submitted comments. New comments must be submitted on the RDEIR in order to be considered by the County of Monterey.

Additionally, due to the Amended Notice of Availability, the public review period for the RDEIR, which began on June 2, 2016 is hereby extended and will now end on August 8, 2016. This review period was established for the purpose of receiving written comments on the accuracy and adequacy of the RDEIR together with other information relative to the environmental effects of the project.

#### PROJECT DESCRIPTION:

The proposed Project is a residential subdivision on an approximately 81-acre site located on the south side of Carmel Valley Road (4860 Carmel Valley Road), approximately 0.6 miles east of Highway 1. The Project site is presently developed and used as the West Course of the Rancho Canada Golf Club. As proposed, the Project is a 281-unit residential development consisting of a mix of single-family residences (141 units) and townhomes and condominiums (140 units) clustered on approximately 40 acres of the northwestern portion of the Project site; the remainder of the site is proposed for parkland, open space, habitat and common area usage. Implementation of the Project requires the following actions:

- Amendment of the Monterey County General Plan/Carmel Valley Master Plan;
- Rezoning from Public/Quasi-Public (P/Q-P) to a residential zoning district;
- Approval of a Combined Development Permit, including: standard subdivision; tree removal; development in the Carmel River Floodplain; onsite grading/importation of approximately 100,000 cubic yards of offsite fill material; development of public facilities and infrastructure installation; Site Plan and Design Control.

Among the alternatives considered in the Recirculated Draft Environmental Impact Report (RDEIR), is a lower-density, 130-unit Alternative, consisting primarily of single-family attached and detached residential lots and 12 condominium units. The 130-unit Alternative occupies the same general, approximately 40-acre area of the

West Course, except that the Alternative also includes a new 4.3 acre lot located approximately one-half mile northeast of the main Project site, which is presently developed with the golf course maintenance facilities. Implementation of the 130 unit Alternative would require the same type of approvals as the Project, except that the 130-unit Alternative would not require the importation of offsite fill material.

The Project site is presently designated Public/Quasi-Public (P/Q-P) by the Monterey County General Plan and Carmel Valley Master Plan, with a Special Treatment designation allowing for residential development of the site subject to certain conditions. The Project site is in the P/Q-P Zoning District, consistent with its General Plan land use designation and the site's existing public golf course use; the site is also included in the Site Plan and Design Control Zoning Districts.

**LEAD AGENCY:** County of Monterey Resource Management Agency – Planning

**ADDRESSES WHERE A COPY OF THE RECIRCULATED DRAFT EIR IS AVAILABLE FOR REVIEW:**

County of Monterey  
RMA – Planning  
168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Carmel Valley Library  
65 W. Carmel Valley Road  
Carmel Valley, CA 93924  
(831) 659-2377

Monterey Public Library  
625 Pacific Street  
Monterey, CA 93940  
(831) 646-3933

Documents referenced in the RDEIR, including RDEIR Appendices, are available at Monterey County RMA – Planning at the address listed above.

**PUBLIC REVIEW PERIOD:** June 2, 2016 through August 8, 2016

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The Recirculated 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: geology and soils; hydrology; biological resources; aesthetics; land use compatibility; hazards and hazardous materials; air quality; noise; public services, utilities and recreation; cultural resources; greenhouse gas emissions and climate change.

The Recirculated DEIR identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: transportation and circulation; plan/policy consistency and population and housing as related to traffic impacts.

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 or would like additional information please contact:

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Resource Management Agency – Planning  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone: (831) 755-5173  
E-mail: [connollylt@co.monterey.ca.us](mailto:connollylt@co.monterey.ca.us)

We welcome your comments during the public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to: [CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

The Recirculated Draft EIR is available on CD for purchase from Monterey County RMA - Planning at the above address. The documents are also available on the County website at:  
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/rancho-canada-village-specific-plan>