

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 #2006081150

Project Title: Rancho Canada Village

Lead Agency: County of Monterey, RMA-Planning Contact Person: Luke Connolly, AICP
Mailing Address: 168 W. Alisal Street, 2nd Floor Phone: 831.755.5173
City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Carmel-by-the-Sea
Cross Streets: Carmel Valley Road/Carmel Valley Drive Zip Code: 93924
Longitude/Latitude (degrees, minutes and seconds): 36 ° 32 ' 17 " N / 121 ° 53 ' 50 " W Total Acres: 81
Assessor's Parcel No.: See Attachment A Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: Highway 1 Waterways: Carmel River
Airports: None Railways: None Schools: See Attachment A

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: _____

Development Type:

Residential: Units 281 Acres 81
 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: Open space, parkland, habitat preserve Hazardous Waste: Type _____
 Water Facilities: Type Public or private 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:

See Attached Project Description, Attachment A.

Project Description: (please use a separate page if necessary)

See Attached Project Description, Attachment A.

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".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 2, 2016 Ending Date July 22, 2016

Lead Agency (Complete if applicable):

| | |
|--|--|
| Consulting Firm: <u>ICF/Jones & Stokes, Inc.</u> | Applicant: <u>Rancho Canada Village, LLC</u> |
| Address: <u>620 Folsom Street, Suite 200</u> | Address: <u>P.O. Box 450</u> |
| City/State/Zip: <u>San Francisco, CA 94017</u> | City/State/Zip: <u>Carmel, CA 93921</u> |
| Contact: <u>Rich Walter</u> | Phone: <u>831.625.1066</u> |
| Phone: <u>415.677.7167</u> | |

Signature of Lead Agency Representative:  Date: 5/31/16

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

ATTACHMENT A
RANCHO CANADA VILLAGE SUBDIVISION
NOTICE OF COMPLETION

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 Re-circulated 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 4.3 acre parcel, approximately one-half mile northeast of the main Project site, which is presently developed with maintenance facilities. Implementation of the Alternative would require the same type of approvals as the Project, except that the 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.

The Project includes Assessor's Parcels: 015-162-009, 015-162-016, 015-162-017, 015-162-025, 015-162-026, 015-162-027, 015-162-039 and 015-162-040.

The 130-unit Alternative includes Assessor's Parcels: 015-162-009, 015-162-017, 015-162-025, 015-162-026, 015-162-039, 015-162-040, 015-162-046 and 015-162-047.

There are six schools located within two miles of the Project site, they are: Carmel Middle School, Junipero Serra School, Carmel River Elementary School, Bay School, Carmel High School and Stevenson School.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

Building Services / Environmental Services / Planning Services / Public Works & Facilities
168 W. Alisal Street, 2nd Floor
Salinas, California 93901

(831)755-4800

www.co.monterey.ca.us/rma



FILED

JUN 01 2016

NOTICE OF AVAILABILITY RE-CIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR)

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

PROJECT TITLE: RANCHO CANADA VILLAGE SUBDIVISION

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 and 015-162-040; 130-unit Alternative includes Assessor's Parcel Numbers 015-162-046 and 015-162-047)

Notice is hereby given that the County of Monterey is seeking written comment on the Re-circulated Draft Environmental Impact Report (RDEIR) on the Rancho Canada Village Project (PLN040061; SCH# 2006081150) in accordance with the California Environmental Quality Act. The public review period will begin June 2, 2016 and end on July 22, 2016. This review period is 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:

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Among the alternatives considered in the Re-circulated 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 4.3 acre parcel, located approximately one-half mile northeast of the main Project site, which is presently developed with maintenance facilities. Implementation of the Alternative would require the same type of approvals as the Project, except that the Alternative would not require the importation of offsite fill material.

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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 RE-CIRCULATED DRAFT EIR IS AVAILABLE FOR REVIEW:

County of Monterey
RMA – Planning
168 W. Alisal Street, 2nd 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 Re-circulated RDEIR are available at Monterey County RMA – Planning at the address listed above.

PUBLIC REVIEW PERIOD: June 2, 2016 through July 22, 2016

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Re-circulated 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 Re-circulated 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:

Luke Connolly, AICP
Monterey County
Resource Management Agency – Planning
168 W. Alisal St., 2nd Floor
Salinas, CA 93901
Phone: (831) 755-5173
E-mail: 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

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 Re-circulated 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>