

PUBLIC NOTICE
NOTICE OF AVAILABILITY(Revised)

NOTICE IS HEREBY GIVEN that the County of Monterey is seeking written comment on the DRAFT Revised Environmental Impact Report (REIR) on the September Ranch Subdivision Project (APNs 015-171-10, 015-71-12, -15-361-13 and 0115-361-14) (Carmel Valley Road/Brookdale Drive, Carmel Valley) 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 EIR together with other information relative to the environmental effect of the project. The project consists of the following:

- The subdivision of 891 acres into 94 market-rate residential lots, 15 units of inclusionary housing, and a 20.2 acre lot for the existing equestrian facility; 782.8 acres is proposed as open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, a sewage collection and treatment system, waste water treatment system, drainage system, internal road system, common open space, tract sales office and security gate.
- The Carmel Valley Master Plan (CVMP) guides land use on the project site. The northerly portion of the property, which contains 494 acres, is designated by the CVMP as Rural Density Residential 5+ acres/unit and is zoned RDR/10-D-S (Rural Density Residential, 10 acres/Unit-Design Control-Site Control); the southern portion is designated Low Density Residential 5-1 acres/unit and is zoned LDR/2.5-D-S (Low Density Residential/2.5 Design Control-Site Control). The project would require a General Plan amendment to change the land use designation from “Low Density Residential 5-1 acres/unit” to Medium Density Residential 1-5 units/acre and a zoning Reclassification from LDR 2.5-D-S” to MDR-5-D-S to allow clustering of the inclusionary housing units.
- Site improvements would require approximately 100,000 cubic yards of grading, and a tree removal permit. The project would also require a waiver of County regulations prohibiting development on slopes in excess of 30 percent to allow for the construction of internal access roads.

The following is a list of the significant environmental effects anticipated as a result of the project:

Land Use and Planning, Geology and Soils, Water Supply and Availability, Hydrology and Water Quality, Wastewater Treatment and Disposal, Transportation and circulation, Air Quality, Noise, Biological Resources, Cultural Resources, Aesthetics, Population, Housing and Employment and Public Services and Utilities.

NOTICE IS HEREBY FURTHER GIVEN that said comments will be received from January 13, 2005 until February 28, 2005 at 5:00 p.m. The Final EIR will include all comments received and responses to those issues which are significant. Copies of the Draft EIR and all documents referenced in the DEIR are available for review at the County Planning Department, Coastal Office, 2620 First Avenue, Marina. Copies of the DEIR are also available at the Monterey County Library, Carmel Valley Branch at 65 West Carmel Valley Road and the Harrison Memorial Library, Ocean and Lincoln, in the City of Carmel. Copies are also available for purchase at the Marina Office of the County Planning Department. In addition, one may view the DEIR on the County Web Site at http://www.co.monterey/pbi/projects/project_main.htm.

A public hearing before the Board of Supervisors to certify the Final EIR as complete and adequate will be held subsequent to this review at a time and place to be specified by legal advertisement in a local newspaper of general circulation.

For additional information contact: Alana Knaster, 2620 First Avenue, Marina, CA 93933. Phone (831) 883-7526. (e-mail) knastera@co.monterey.ca.us. Written comments concerning the Draft EIR should be sent to Ms. Knaster at the above address.

