

MONTEREY COUNTY

Resource Management Agency

PLANNING AND BUILDING INSPECTION DEPARTMENT

168 W. ALISAL ST. 2nd FLOOR, SALINAS, CA 93901

PERMIT CENTER LOCATIONS:

SALINAS OFFICE: 168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901 FAX: (831) 757-9516; PHONE: (831) 755-5025

COASTAL OFFICE: 2620 FIRST AVE., MARINA, CALIFORNIA 93933; FAX: (831) 384-3261; PHONE: (831) 883-7500 (Building only)



<http://www.co.monterey.ca.us/pbi/>

March 10, 2006

***PUBLIC NOTICE
AMENDED NOTICE OF AVAILABILITY
TO EXTEND DEADLINE FOR SUBMITTAL
OF COMMENTS to APRIL 3, 2006***

RECIRCULATED PORTION OF THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) for the September Ranch Subdivision and Combined Development Permit located in Carmel Valley

- ✓ **County File # PLN95062 & PLN050001**
 - (PLN050001 is used by staff for administrative purposes only so revised environmental review documents may be tracked subsequent to the Court's judgment & subsequent Court of Appeal decision).
- ✓ **State Clearinghouse Number: 1995083033**

NOTICE IS HEREBY GIVEN that the County of Monterey is seeking written comment on the Recirculated Portion of the RDEIR on the September Ranch Subdivision and Combined Development Permit in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088.5 for recirculation of a portion of an EIR prior to certification. This public review period is established for the purpose of receiving written comments on the accuracy and adequacy of the Recirculated Portion of the RDEIR together with other information relative to the issues analyzed in the environmental document and their potential impacts.

NOTICE IS HEREBY FURTHER GIVEN that said comments will be received from February 15, 2006, until 4:30 PM on Monday, April 3, 2006. The Final REIR will include all comments received and responses to those issues which are significant pertaining to the Revised DEIR previously circulated for public review in January 2005 and the Recirculated Portion of the RDEIR currently undergoing public review.

The Recirculated Portion of the RDEIR addresses and analyzes the following issues:

- ✓ Biological Resources
- ✓ Water Supply & Availability
- ✓ Growth Inducement
- ✓ Cumulative effects as they relate to water supply & availability and biological resources (steelhead and red-legged frog)
- ✓ Project Alternatives

Revised Draft Environmental Impact Report required per the decision of the Court of Appeals:

This document was circulated for public review beginning in January 2005. The following is a list of potentially adverse environmental effects that were analyzed in the RDEIR:

- ✓ Land Use and Planning
- ✓ Geology and Soils
- ✓ Water Quality
- ✓ Wastewater Treatment and Disposal
- ✓ Transportation and Circulation
- ✓ Air Quality
- ✓ Noise
- ✓ Cultural Resources
- ✓ Aesthetics
- ✓ Population, Housing and Employment
- ✓ Public Services and Utilities

The above list of potentially significant environmental effects does not include those issues addressed in the Recirculated Portion of the RDEIR.

Project Location: The September Ranch development site is located north of Carmel Valley Road across from the Brookdale Drive intersection in Carmel Valley. Assessor’s Parcel Numbers for the site are: 015-171-010; 015-171-012; 015-361-013; 015-361-014.

Project Description: The subdivision of 891 acres into 94 market-rate residential lots, 15 lots or units for inclusionary housing; continuation of the existing equestrian facility open to the public on a 20.2 acre lot; and 783 acres 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 or connection to the Carmel Area Wastewater District, a public system for collection and treatment of wastewater; drainage system; internal road system; tract sales office; and a security gate.

Proposed Site Improvements for the Subdivision: Site improvements would require approximately 100,000 cubic yards of grading, and tree removal. The project would also require a waiver of the County’s policy prohibiting development on slopes in excess of 30 percent to allow for construction of internal access roads.

Carmel Valley Master Plan (CVMP) Land Use Designations and Zoning Classifications: The northerly portion of the property is 494 acres and is designated by the CVMP as “Rural Density Residential, 5+ acres/unit.” This portion of the property is zoned “RDR/10-D-S” or 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” or Low Density Residential/2.5 acres/unit - Design Control - Site Control).

Available for Public Review at these Locations: Copies of the Recirculated Portion of the RDEIR and the technical appendices referenced in the environmental document are available for public review at the following locations:

- County of Monterey
Resource Management Agency
Planning & Building Inspection Department
Permit Center
168 W. Alisal, 2nd Floor
Salinas, CA 93901

831.755.5025 (Main Office Number)

Open to the Public:

Monday through Thursday, 7:30 to 4:30 & Friday, 7:30 – 12:30
Closed Saturday & Sunday

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- County of Monterey
Carmel Valley Branch Library
65 West Carmel Valley Road
Carmel Valley, CA

831.659.2377

Open to the Public:

Tuesday & Thursday, 11 AM to 7 PM
Wednesday & Friday, 10 AM to 5 PM
Saturday, 11 AM to 5 PM
Closed Sunday & Monday

(Carmel Valley Branch Library is located 2 miles east of Laureles Grade on the left side of Carmel Valley Road between Ford and Pilot Roads)

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- City of Carmel-by-the-Sea
Harrison Memorial Public Library
Reference Section
Ocean Avenue & Lincoln
Carmel, CA

831.624.7323 (Reference Section)

Open to the Public:

Monday, 1 – 5 PM
Tuesday & Wednesday, 11 AM - 8 PM
Thursday & Friday, 11 AM – 6 PM
Saturday, 1 - 5 PM
Closed Sunday

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- A copy of the entire document and technical appendices are available for review on the County of Monterey Planning & Building Inspection Department Web Site (Home Page).
Link is: <http://www.co.monterey.ca.us/pbi/>

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- A copy of the Recirculated Portion of the RDEIR and the technical appendices may be purchased at the Planning and Building Inspection Department for \$50. The document is also available on CD for \$15. Checks should be made payable to the County of Monterey.

Final Action & Public Notice: Public hearings for action on the final EIR and to determine if it is complete and adequate will be held subsequent to this review at a time and place to be specified by public notice including: 1) legal advertisement in a local newspaper of general circulation; 2) posting on site; 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 environmental documents and the project.

For additional information contact:

Alana Knaster, Interim Director, Monterey County Planning and Building Inspection Department

- 168 W. Alisal St., 2nd Floor
Salinas, CA 93901
- Phone: 831.755.5322
- E-mail: knastera@co.monterey.ca.us
- Fax: 831.757.9516

Written comments should either be hand-delivered or sent to Ms. Knaster at the above address by 4:30 PM on Monday, April 3, 2006.