

NOTICE OF PREPARATION

To: Responsible Agencies/Interested Parties

From: Brandon Swanson, RMA - Planning Manager
David J. R. Mack, AICP, Senior Planner
Monterey County Resource Management Agency – Planning Department

SUBJECT: **Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Application Planning File Number: PLN150668**

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Combined Development Permit and a General Development Plan application for development of the Rio Ranch Marketplace Project (Planning File Number: PLN150668). The 3.8-acre project site is located at 3705 Rio Road and is currently zoned Light Commercial, Design Control, Site Plan Review, and Residential Allocation Zoning (LC-D-S-RAZ), subject to site development standards within the LC District. The project proposed by Foothill Partners would consist of retail marketplace development consisting of four buildings and two farm sheds totaling 42,310 square feet. Potential uses of the four buildings, allowed under the LC District, would include a specialty grocer, retail shops, restaurants, cafes, and consumer-oriented professional services; the farm sheds would include casual food and beverage service and seasonal merchants. The project would require a Combined Development Permit, including a Use Permit for Light Commercial uses, Administrative Permit for development in the “S” (Site Control) district, and Design Approval for development “D” (Design Control) zoning district, in addition to a General Development Plan; and Lot Line Adjustment. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice between July 27, 2017 and August 28, 2017.

Please submit your response to the address shown above. We will need the name for a contact person in your agency.

Sincerely,

/S/ David J. R. Mack, AICP, Senior Planner
831-755-5096

Attachments: Project Description and Vicinity Map

PROJECT LOCATION

The project site is located at 3705 Rio Road, approximately 375 feet southeast of Highway 1 at the Carmel Center Place and Rio Road three-way stop, within the Carmel Valley Master Plan Area, in Carmel Valley, Monterey County, CA. The project site is comprised of three parcels (Assessor's Parcel Numbers [APN] 009-562-002, 009-562-015, & 009-562-016).

The project site is bordered by the Chevron Gas Station to the west, by the Carmel Mission Inn to the north, by professional offices and mixed-use professional office/residential to the east, and by the Crossroads Shopping Center to the south, which is anchored by a grocery store and drugstore, south of Rio Road.

PROJECT DESCRIPTION

The project applicant is requesting a Combined Development Permit and General Development Plan consisting of: (1) Use Permit to allow 42,310 square feet of commercial development on a 3.77-acre undeveloped infill site; and (2) Administrative Permit and Design Approval for development in the “S” (Site Review) and “D” (Design Review) Zoning District; and Lot Line Adjustment.

The project would allow for the development of a new retail center anchored by a specialty grocery store and complementary commercial uses to provide shopping alternatives in a high-quality shopping environment.

Proposed site plans for the marketplace include five buildings that vary in size and architectural design to keep with the uniqueness of the area. Table 1 below shows these five proposed buildings.

Table 1 Proposed Project Buildings

Building Location	Square Footage (SF)	Height	Potential Occupant(s)
Grocer	23,000	One Floor	Specialty grocery store
Store A	8,335	One Floor	Small retail shops, restaurants and cafes, and consumer-oriented professional services
Store B-1	5,475	One Floor	Small retail shops, restaurants and cafes, and consumer-oriented professional services
Store B-2	5,000	Partial Second Floor	Small retail shops, restaurants and cafes, and consumer-oriented professional services
Farm Sheds (2)	500	n/a	Casual food and beverage service, seasonal merchants
Project Total	42,310 sq. ft.		

Note: On the Site Plan summary table, the 41,810 SF Gross Leasable Area does not include the two farm sheds.

Continuity of architectural design is intentionally avoided across the breadth of the project. The applicant intends that the project not appear as a typical suburban shopping center, but rather as a part of the larger mouth of the Carmel Valley commercial business district. As such, the design theme for the grocer and Store A building is rural agricultural-industrial architecture, reflecting the agricultural nature of the Carmel Valley. The design theme for Store B-2 buildings is traditional Carmel Village Spanish revival architecture. The design theme for the Farm Sheds is a classic, simple pole barn form.

Plant species in landscaped areas of the project would consist of a combination of California native and drought tolerant, adaptive species. There are four planting areas in the project landscaping: stormwater detention swales; perimeter and streetscape planting; parking islands; and pedestrian seating areas.

The current access point to the project site at Rio Road and Carmel Center Place would be eliminated. The primary vehicular access to the project would be a reconfigured traffic-signal controlled intersection at Rio

Road and Crossroads Boulevard. The existing four-way intersection would be expanded to a four-way intersection by the addition of the project main entrance across from Crossroads Boulevard. Two secondary vehicular access points would be provide: a driveway off Rio Road that is shared with the adjacent Carmel Mission Inn; and a new driveway connecting with the adjacent Barnyard Shopping Center and to Clocktower Lane to the north. Pedestrian access to the site would be provided by the replacement of sidewalks and ADA compliant improvements. On-site pedestrian circulation would be provided by walkways; and bicycle racks/lockers would be installed.

Water service to the site would be provided via a water transfer from the California American Water Company (Cal-Am) and a water purchase acquired from the Malpaso Water Company LLC. The applicant would apply for a water transfer through the California American Water Company using water credits from the underlying property and the adjacent Carmel Mission Inn. In addition, the applicant has applied to the Malpaso Water Company, LLC to request 2.5 acre-feet per year of water entitlements. Wastewater service would be provided via connection to the Carmel Area Wastewater District (CAWD). A letter confirming capacity was submitted to Monterey County. Landscape irrigation is designed to use non-potable water and would be distributed through a water efficient, subsurface irrigation system.

POTENTIAL ENVIRONMENTAL EFFECTS

Air Quality, Biological Resources, Climate Change, Cultural and Paleontological Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Transportation and Traffic.

cc: State Clearinghouse, Office of Planning and Research
1400 Tenth Street, Room 212
P.O. Box 3044
Sacramento, CA 95812-3044

Figure 1 Project Location



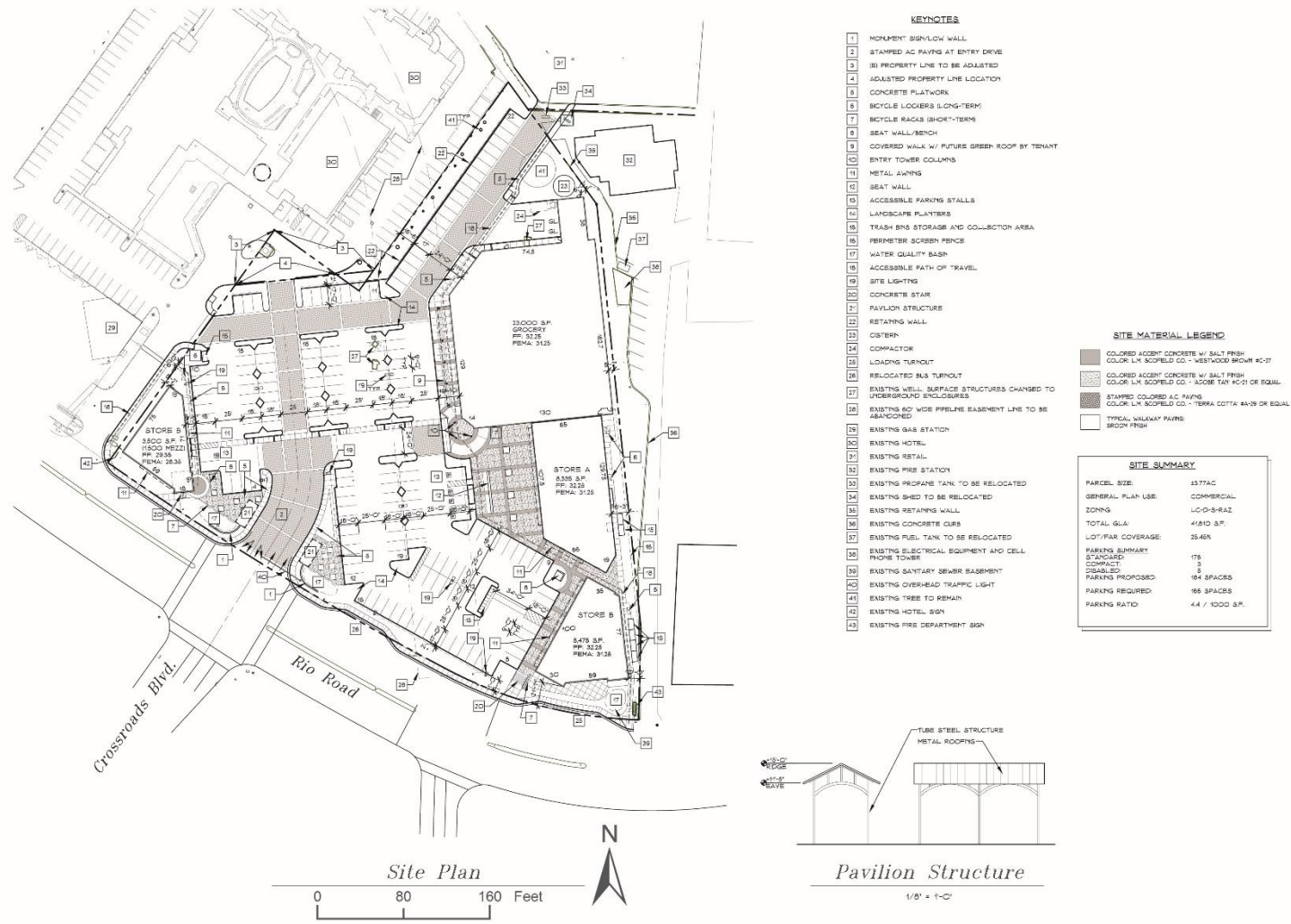
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 Project Location 



Fig 1 Regional Location

Figure 2 Site Plan



Source: Perkins, Williams & Cotterill Architects, November 2016.