

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

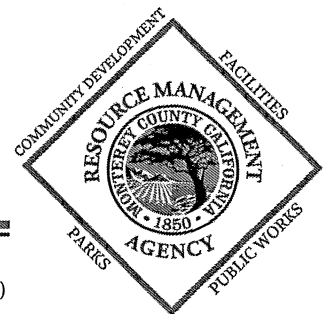
LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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www.co.monterey.ca.us/rma



FILED

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

AUG 13 2018

PROJECT TITLE:

**RIO RANCH MARKETPLACE PROJECT
(PLN150668; SCH#2017071058)**

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

PROJECT LOCATION:

**SOUTHWESTERN PORTION OF MONTEREY COUNTY; APPROXIMATELY
2,500 FEET SOUTHEAST OF THE CITY OF CARMEL-BY-THE-SEA;
WITHIN THE CARMEL VALLEY MASTER PLAN AREA OF
UNINCORPORATED MONTEREY COUNTY.**

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the Rio Ranch Marketplace Project (PLN150668; SCH#2017071058) in accordance with the California Environmental Quality Act. The public review period will begin on August 14, 2018 and end on October 3, 2018. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

PROJECT DESCRIPTION: Foothill Partners is proposing a commercial retail development on 3.8 acres of land, located at 3705 Rio Road within the Carmel Valley Master Plan area in unincorporated Monterey County, California. The retail development would consist of four commercial retail buildings, including a maximum 23,000 square foot convenience market/grocery store and three smaller buildings ranging from approximately 5,000 to 8,335 square feet. The development would additionally include two commercial retail farm sheds of 250 square foot each. In total, the project would involve the construction of 42,310 square feet of commercial space, and the building footprint of all buildings would occupy 26 percent of the 164,421-square foot site.

The majority of the site is in the 100-year flood zone. The applicant would be required to formally remove the project site from the FEMA 100-year floodplain through the placement of fill in the northernmost portion of the site. The project includes merging three legal lots of record and adjusting the lot line between the resulting legal lot and the boundary of the adjacent lot containing the Carmel Mission Inn. The site also includes a 60-foot right-of-way, or abandoned driveway, that runs north to south, bisecting the property. The current access point to the project site at Rio Road and Carmel Center Place would be eliminated, reducing this four-way intersection to a three-way intersection. Primary access to the project site would be via a reconfigured traffic-signal controlled intersection at Rio Road and Crossroads Boulevard. Three secondary access points to the project would be provided on the western boundary of the project at the existing main driveway to the Carmel Mission Inn, at the northern corner of the project connecting to Clocktower Place in the southwest corner of the existing Barnyard parking lot, and as an extension of the main driveway aisle to the existing traffic circle near the lobby entrance of the Carmel Mission Inn.

The project would be served by California-American Water Company (CalAm), connecting to an existing Cal Am water supply line beneath Rio Road. The project would require 4.49 acre feet of allocated water per year (AFY), which would be met through three sources. Sewer service would be provided via connection to the Carmel Wastewater District (CAWD). Wastewater generated by the proposed project

would be collected and conveyed through a conventional gravity system located within the proposed parking areas. The wastewater collected on-site would be conveyed through a new pipe extending approximately 45 feet in the public right-of-way to an existing CAWD sanitary sewer system located beneath Rio Road. The project would incorporate native and drought tolerant, adaptive species; bio-retention basins that would detain and filter stormwater; and a rainwater harvesting system that would capture and store stormwater from the grocery store in a cistern to provide a supplemental supply of irrigation water for the site.

LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY -PLANNING

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

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| County of Monterey RMA-Planning 1441 Schilling Place, 2 nd Floor Salinas, CA 93901 (831) 755-5233 | Monterey County Free Libraries Carmel Valley Branch 65 W. Carmel Valley Road Carmel Valley, CA 93924 (831) 659-2377 | Harrison Memorial Library Ocean Avenue /Lincoln Street Carmel, CA 93923 (831) 624-4629 |
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Documents referenced in the DEIR are available at the Monterey County RMA – Planning at the address listed above.

PUBLIC REVIEW PERIOD: AUGUST 14, 2018 THROUGH OCTOBER 3, 2018

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS: The 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: aesthetics, air quality, biological resources, climate change/greenhouse gases, cultural/tribal/paleontological resources, geology and soils, hydrology and water quality, noise, and transportation and circulation. The DEIR also identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: transportation/traffic.

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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Salinas, CA 93901
Phone: (831) 755-5233
E-mail: SpencerC@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 Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department 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 Department to ensure the Department 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 Department to confirm that the entire document was received.

The 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/carmel-properties-company-foothill-partners-rio-ranch-marke>