

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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NOTICE OF AVAILABILITY

SECOND REVISED DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: Rancho Cañada Village Subdivision Project

Project Location: The Proposed Project is located at the mouth of Carmel Valley along Carmel Valley Road, east of the intersection of Carmel Valley Road and State Route 1 in unincorporated Carmel Valley, Monterey County, California. (Assessor's Parcel Numbers 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-039-000; a portion of 015-162-040-000; and portions of 015-021-006-000, 015-021-007-000, and 015-541-091-000).

Notice is hereby given that the County of Monterey is seeking written comment on the Second Revised Draft Environmental Impact Report (SRDEIR) on the Rancho Cañada Village Subdivision Project 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 SRDEIR together with other information relative to the environmental effect of the project.

Project Description

The Proposed Project would develop an approximately 76-acre area within the former West Course at Rancho Cañada Golf Club. The project site would be comprised of a mix of residential and recreational uses, including an approximately 25-acre, 130-unit residential neighborhood; approximately 40 acres of permanent open space; and approximately 11 acres of common areas within the 76-plus acres. The Project is proposed as a planned unit development (PUD) providing a compact, pedestrian-friendly development with a variety of housing types and recreational uses within the residential community. The elements of the design include a mix of smart growth and traditional neighborhood elements that involve the incorporation of established shopping facilities, schools, open space, and churches. The Project would also include an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and egress for residents and the public through Rio Road west. Entitlements include amending the Carmel Valley Master Plan (part of the 2010 General Plan), rezoning from Public/Quasi-Public to Medium Density Residential, Vesting Tentative Standard Subdivision, and Use Permits (development in the floodplain, tree removal).

The County has prepared this Second Revised Draft Environmental Impact Report in response to a July 2018 Judgment and Peremptory Writ issued by the Monterey Superior Court in litigation entitled, *Carmel Valley Association, Inc., v. County of Monterey* (Case No. 17CV000131). This SRDEIR represents a limited revision to the 2016 Rancho Cañada Village Subdivision project EIR certified by the Board of Supervisors to render that document compliant with the Superior Court's ruling.

Public Review Period: June 22, 2020 through August 11, 2020

Potential Significant Environmental Effects

The following is a list of the potentially significant environmental effects anticipated as a result of the Project: Geology and Soils; Hydrology; Biological Resources; Aesthetics; Land Use; Hazards and Hazardous Materials; Transportation and Circulation; Air Quality; Noise; Public Services, Utilities, and Recreation; Cultural Resources; and Greenhouse Gas Emissions and Climate Change.

Questions /Information

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 the project manager:

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Submit Comments on Second Revised Draft EIR

We welcome your comments on revisions made in the SRDEIR during the public review period from June 22, 2020 through August 11, 2020. You may submit your comments in hard copy to the name and address above. The County also accepts comments via email or facsimile but requests that you follow these instructions to ensure that your comments are received timely. If submitting comments by email, please send a complete document including all attachments to ceqacomment@co.monterey.ca.us. Include the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or email address. Include any and all references as attachments to the email. If you do not receive email confirmation of receipt of comments, then please call the Resource Management Agency at (813) 755-4800. Facsimile (fax) will be accepted with a cover page describing the number of pages being transmitted and a signature. Please include all attachments referenced within the comments. Send the fax to (831) 757-9516 to the attention of the project manager listed above.

All documents mentioned herein can be reviewed on-line at the following address: <https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/rancho-canada-village-specific-plan>. Due to the COVID-19-related Shelter In Place Orders of the Monterey County Health Officer and to maintain physical distancing in accordance with such orders, as long as such orders are in effect, public access to the hard copy of the Second Revised Draft EIR will be by appointment at the Monterey County Resource Management Agency, located at the following address: 1441 Schilling Place, Salinas, California 93901. If you would like to inspect documents physically, please contact Carl Holm at (831) 755-5103 or HolmCP@co.monterey.ca.us to arrange an appointment.

If the Shelter in Place Orders are terminated during the public comment period, then all documents will be available to the public at the above address on any Monterey County business day between the hours of 8:00 A.M. and 4:00 P.M., Monday through Friday.

A public hearing before the Board of Supervisors to certify the Final EIR as complete and adequate in conjunction with consideration of the Proposed Project entitlements 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.