

Notice of Determination and Exemption

To: Monterey County Clerk
P.O. Box 29
Salinas, CA 93902

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: Monterey Peninsula Regional Park District
P.O. Box 223340
Carmel, CA 93922
Contact: Jake Smith
(831) 372-3196 ext 116

FILED

Lead Agency (if different from above) JAN 10 2025
Monterey County HCD
1441 Schilling Pl., 2nd Floor YUCHITL MARINA CAMACHO
Salinas, CA 93901 MONTEREY COUNTY CLERK
Contact: Mary Israel DEPUTY
(831) 755-5183
2025-0007

SUBJECT: Filing of Notice of Determination and Exemption in Compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number: 2006081150
Project Title: Rancho Cañada Village Project; Comprehensive Real Estate and Soil Sharing Agreement
Project Location: Monterey County, California between Carmel Valley Road and the Carmel River, east of Val Verde Drive
Public Agency Approving Project: Monterey Peninsula Regional Park District
Person or Agency Carrying Out Project: Rancho Cañada Venture LLC

Description of Project:

The Rancho Cañada Village Residential Subdivision Project (RCV Project) entails development of an approximately 76-acre area within the former West Course at Rancho Cañada Golf Club. The project site is comprised of a mix of residential and recreational uses, including a 130 residential units and 40 acres of private open space and common areas. The County of Monterey, as the lead agency, certified a Second Final Environmental Impact Report (SFEIR) for the RCV Project on July 27, 2021.

On January 8, 2025, the Monterey Peninsula Regional Park District (MPPRD), the adjacent property owner and Responsible Agency under CEQA, approved a Comprehensive Real Estate and Soil Sharing Agreement (Agreement), which among other things, allows RCV to utilize excess soils from the MPPRD's Floodplain Restoration Project as fill for the RCV Project. The Agreement also encompasses (1) the option for MPPRD to acquire 35 acres for conservation, open space, and recreation purposes; (2) a reservation of certain permanent riparian water rights appurtenant to Parcels H and I; and (3) a grant of easements and fee title necessary to resolve boundary issues and provide options for future trail connections to Palo Corona Regional Park from Rio Road and Carmel Middle School.

MPPRD, as a responsible agency with discretionary approval authority over a portion of the RCV Project for the purposes of approving the Agreement, prepared an addendum pursuant to the state CEQA Guidelines to address the RCV Project's change of local source of fill material. The addendum to the SFEIR, prepared pursuant to CEQA Guidelines section 15164, is appropriate here because the change of local source of fill material implicates minor modifications to the RCV Project and none of the conditions requiring subsequent environmental review set forth in Public Resources Code section 21166 and CEQA Guidelines section 15162 have been met.

Notice of Determination and Exemption

This notice is to advise that Monterey Peninsula Regional Park District has approved the above described project on January 8, 2025 and has made the following determinations regarding the above described project.

1. The modified project will not have a significant effect on the environment.
2. A Second Final Environmental Impact Report was previously prepared for the Rancho Cañada Village Project (SFEIR) pursuant to the provisions of CEQA.
3. An addendum was prepared for the change in local source of fill material.
4. Mitigation measures were made a condition of the approval of the SFEIR and will be incorporated for the modified project.
5. A mitigation reporting or monitoring plan was adopted for the SFEIR and will continue to apply to this project.
6. A statement of Overriding Considerations was adopted for the SFEIR and adopted by MPRPD for the addendum.
7. Findings were made pursuant to the provisions of CEQA.

This notice also advises that the project is exempt from the requirements of CEQA as described below.

Justification for Project Exemption: In accordance with the CEQA, the Agreement and specifically the change in source of fill material for the RCV Project are Categorical Exempt from CEQA review pursuant to Section 15304, Class 4, of the CEQA Guidelines. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Modifying the source of local fill will involve only minor alterations in land and the modification will not involve removal of healthy, mature, and scenic trees. Further, none of the exceptions set forth under CEQA Guidelines Section 15300.2 apply.

This is to certify that the record of project approval and the previously adopted Environmental Impact Report are available to the General Public at:

- https://mprpd.specialdistrict.org/files/c64efa448/Item0125-7A_ComprehensiveAgreement.pdf.
- <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/rancho-canada-village-subdivision>.

Signature: Sharon J. Barker Date: January 10, 2025

Title: General Manager

Signed by Responsible Agency Signed by Applicant Date received at OPR: _____