

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Craig Spencer, AICP, Acting Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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## NOTICE OF AVAILABILITY

### SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT (SDEIR)

**PROJECT TITLE:** Harper Canyon (Encina Hills) Subdivision Project  
(PLN000696; SCH# 2003071157)

**PROJECT LOCATION:** State Route 68 and San Benancio Road in the unincorporated area of Monterey County (Assessor's Parcel Numbers 416-611-001-000, 416-611-002-000 & 416-621-001-000)

Notice is hereby given that the County of Monterey is seeking written comment on the Supplemental Draft Environmental Impact Report (SDEIR) for the Harper Canyon (Encina Hills) Subdivision Project (PLN000696, SCH# 2003071157) in accordance with the California Environmental Quality Act (CEQA). The public review period will begin on **March 12, 2024**, and end on **April 26, 2024**. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the SDEIR together with other information relative to the environmental effect of the project.

**PROJECT DESCRIPTION:** This Notice of Availability is for the Supplemental Draft EIR (SDEIR) for the proposed Harper Canyon (Encina Hills) Subdivision Project (proposed project) (PLN000696, SCH# 2003071157). The proposed project is a 17-lot residential subdivision on approximately 164 acres, with a remainder parcel, approximately 180 acres in size, to remain as open space in unincorporated Monterey County.

The Monterey County Board of Supervisors certified the Harper Canyon (Encina Hills) Subdivision EIR and approved the proposed project on April 7, 2015. The 2015 Board of Supervisor's decision was challenged and ultimately resulted in the Sixth District Court of Appeal's opinion that the EIR lacked analysis concerning the proposed project's potential impacts to the Toro Creek wildlife corridor (*Landwatch Monterey et al. v. County of Monterey et al., Case No. H046932*). As a response to the Court of Appeal ruling, a supplemental draft EIR was requested to evaluate the proposed project's potential impacts on the wildlife corridors in the vicinity of the proposed project site. This SDEIR has been prepared by the County of Monterey Housing and Community Development Department (County), as lead agency, pursuant to applicable provisions of CEQA and its implementing guidelines (CEQA Guidelines), to evaluate the potential physical and environmental impacts of the proposed project on wildlife corridors. This SDEIR discloses revisions made to the EIR prepared for the Harper Canyon (Encina Hills) Subdivision, pursuant to Sections 15162 and 15163 of the CEQA Guidelines.

The SDEIR examines wildlife movement between the Fort Ord National Monument, Santa Lucia Ranges, and El Toro Creek via under-crossing of State Route 68, overpasses along Portola Drive, and local/onsite drainages and culverts, and includes the review of previous research and literature

and the results of a wildlife camera trapping study. In response to the Court of Appeal ruling, the document focuses solely on analyzing the wildlife corridors in the vicinity of the proposed project and evaluates the potential impacts the proposed project may have on these corridors. The SDEIR identifies, where necessary, mitigation to avoid, eliminate, or reduce impacts to a less-than-significant level, where feasible.

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**LEAD AGENCY: COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT**

**ADDRESS WHERE A COPY OF THE SUPPLEMENTAL DRAFT EIR IS AVAILABLE FOR REVIEW:**

County of Monterey  
Housing & Community Development  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Documents referenced in the Supplemental DEIR are available at County of Monterey Housing & Community Development at the address listed above.

The Supplemental DEIR is also available on the County website at:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/harper-canyon-encina-hills-subdivision-eir>

**PUBLIC REVIEW PERIOD: MARCH 12, 2024 THROUGH APRIL 26, 2024**

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Supplemental DEIR identifies impacts to wildlife corridors that are significant but can be mitigated to a less-than-significant level.

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:

Craig Spencer, Acting Director  
County of Monterey Housing & Community Development  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone: (831) 755-5233  
E-mail: [spencerc@co.monterey.ca.us](mailto: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 Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency 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](mailto:CEQAcomments@co.monterey.ca.us)

Responses will be provided for all comments received on the contents of the SDEIR during the public review period. Pursuant to procedures set forth in Section 15088.5(f)(2) of the CEQA Guidelines, reviewers are requested to limit their comments to the materials contained in the SDEIR.

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 Agency to ensure the Agency 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 Agency to confirm that the entire document was received.