

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2006081150

**Project Title:** Rancho Canada Village Project

Lead Agency: Monterey County Resource Management Agency

Contact Person: Carl Holm

Mailing Address: 1441 Schilling Place

Phone: (831) 755-5025

City: Salinas

Zip: 93901

County: Monterey

**Project Location:** County: Monterey City/Nearest Community: Carmel-by-the-Sea

Cross Streets: Carmel Valley Road and Rio Road

Zip Code: 93923

Longitude/Latitude (degrees, minutes and seconds): 36 ° 32 ' 19.2 " N / 121 ° 53 ' 48.4 " W Total Acres: 76.2

Assessor's Parcel No.: Various

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR 1

Waterways: Carmel River, Pacific Ocean

Airports: n/a

Railways: n/a

Schools: Carmel USD schools

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:  
☐ Mit Neg Dec Other: Second Revised Draft EIR ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation  
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

**Development Type:**

☒ Residential: Units 130 Acres 76.2  
☐ Office: Sq.ft. Acres Employees  
☐ Commercial: Sq.ft. Acres Employees  
☐ Industrial: Sq.ft. Acres Employees  
☐ Educational:  
☐ Recreational:  
☐ Water Facilities: Type MGD  
☐ Transportation: Type  
☐ Mining: Mineral  
☐ Power: Type MW  
☐ Waste Treatment: Type MGD  
☐ Hazardous Waste: Type  
☐ Other:

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

Land use and Zoning: Public/Quasi-Public

**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Federal Emergency Management Agency</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date June 22, 2020 Ending Date August 11, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Rancho Canada Venture LLC</u>
Address: <u>437 Figueroa Street, Suite 203</u>	Address: <u>PO Box 450</u>
City/State/Zip: <u>Monterey, California 93940</u>	City/State/Zip: <u>Carmel, California 93921</u>
Contact: <u>Megan Jones</u>	Phone: <u>(381) 625-1066</u>
Phone: <u>(831) 333-0310</u>	

Signature of Lead Agency Representative:  Date: June 22, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.