

**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 #;

**Project Title:** Charolais Ranch Subdivision (Charolais Land LLC)

Lead Agency: Monterey County

Contact Person: Phil Angelo

Mailing Address: 1441 Schilling Place South 2nd Floor

Phone: (831) 784-5731

City: Salinas

Zip: 93901

County: Monterey

**Project Location:** County: Monterey

City/Nearest Community: Prunedale

Cross Streets: Pesante Road &amp; Eagle Way

Zip Code: 93907

Longitude/Latitude (degrees, minutes and seconds): 36 ° 46 ' 38 " N / 121 ° 39 ' 7 " W Total Acres: 130.79

Assessor's Parcel No.: 125-051-012-000

Section: 27

Twp.: 13 S

Range: 3 E

Base:

Within 2 Miles: State Hwy #: 101

Waterways:

Airports:

Railways:

Schools: Prunedale Elementary

**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:



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

26



Acres

131



Office: Sq.ft.



Acres

Employees



Transportation: Type



Commercial: Sq.ft.



Acres

Employees



Mining: Mineral



Industrial: Sq.ft.



Acres

Employees



Power: Type

MW



Educational:



Waste Treatment: Type

MGD



Recreational:



Hazardous Waste: Type



Water Facilities: Type



MGD



Other: Creation of three open space parcels

**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:**

Low Density Residential (LDR), 5 acres per unit

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

Standard subdivision resulting in the creation of 29 parcels that would include 26 residential parcels and three separate open space areas. The project requires a Combined Development Permit, which would include the following:

1. Standard Subdivision Vesting Tentative Map for the division of a 130.8-acre parcel into 29 parcels that include 26 residential parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres;

2. Use Permit for development on slopes over 30 percent; and

3. Use Permit to allow the removal of 215 coast live oak trees for the construction of roads & future development of residences on the project site.

The project may additionally include a zoning amendment to add a building site-8 (B-8) zoning overlay district to ensure that the property is not further subdivided & to restrict the potential for intensification of uses beyond the first single family dwelling on the proposed 26 residential lots. Future development of residential lots would require additional permits, such as grading & building permits.

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 and "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"/> S Caltrans District # <u>5</u>	<input checked="" type="checkbox"/> X Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> S 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> S 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 checked="" type="checkbox"/> S Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> X Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> S Native American Heritage Commission	

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

Starting Date August 30, 2022 Ending Date September 30, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Donald D. Chapin Jr.</u>
Address: <u>2511 Garden Road, Suite C-250</u>	Address: <u>560 Crazy Horse Canyon Road</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Salinas, CA 93907</u>
Contact: <u>Aileen Jones</u>	Phone: _____
Phone: <u>(916) 706-1374</u>	

Signature of Lead Agency Representative:  Date: August 30, 2022

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