

# MONTEREY COUNTY



## PLANNING AND BUILDING INSPECTION DEPARTMENT

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### *NOTICE OF AVAILABILITY*

May 18, 2004

#### **Subject: Draft Environmental Impact Report (EIR-0401) for the Rancho San Juan Specific Plan and HYH Property Project**

Dear Interested Party:

Notice is hereby given that the County of Monterey is seeking written comments on the Draft EIR for the Rancho San Juan Specific Plan and HYH project in accordance with the requirements of the California Environmental Quality Act (CEQA). This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the Draft EIR together with other information relative to the environmental effects of the specific plan and HYH project.

The Rancho San Juan Specific Plan is a blueprint for the development of a new urban village along the northern border of the City of Salinas. The specific plan area is bounded by Highway 101 on the west, Russell Road on the south and San Juan Grade Road on the east. The fully developed 2,581-acre site will provide 4,000 residential units distributed over a wide variety of unit types and sizes, many affordable to low- and moderate-income families and targeted to the workforce of the Salinas Valley. The plan also includes a mixed-use town center and Town Square with 373,000 square feet of retail/community space, a major employment center with over 2.4 million square feet of light industrial/business park use and nearly 243,000 square feet of office development. Community amenities include over 600 acres of natural or enhanced open space with trail system, an 18-hole golf course, and public parkland. When fully developed, over a period of approximately twenty years, Rancho San Juan will be a thriving community of nearly 13,000 people enjoying the advantages of a highly livable, environmental friendly and socially inclusive community.

Approximately 671 acres within Rancho San Juan (26% of the Specific Plan area) consists of property held by the HYH Corporation which proposes to construct Butterfly Village, the first phase of the Rancho San Juan Specific Plan. The proposal for Butterfly Village includes 1,077 residential units, an 18-hole golf course, clubhouse, golf resort villas, sewage treatment plan and 40,000 square feet of mixed-use neighborhood commercial. A Combined Development Permit application, including a Vesting Tentative Subdivision Map and Development Agreement for the HYH property, are being processed concurrently with the Rancho San Juan Specific Plan.

Potential significant environmental impacts were identified during preparation of the EIR related to the following topics: land use, traffic and circulation, landform alteration/aesthetics, biology,

archaeology/historical resources, noise, air quality, geology/soils, hydrology/water quality, water resources, agriculture and public services and utilities.

Notice is hereby further given that said comments will be received from May 19, 2004 to July 2, 2004 at 5:00 p.m. Comments regarding the Draft EIR should be sent to the following E-mail address: [Schmidttm@co.monterey.ca.us](mailto:Schmidttm@co.monterey.ca.us) or mailed to: Therese Schmidt, Senior Planner, County of Monterey, Planning and Building Inspection Department, 2620 First Av., Marina, CA 93933.

The Final EIR will include all comments received and responses to those issues which are significant. Public hearings before the Planning Commission and Board of Supervisors to certify the Final EIR as complete and adequate 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.

Electronic versions of the draft Specific Plan and Draft EIR are posted on the County Web Page at [http://www.co.monterey.ca.us/pbi/major/rsj/rsjeir\\_main.htm](http://www.co.monterey.ca.us/pbi/major/rsj/rsjeir_main.htm). The Draft EIR technical appendices are only available in hard copy. Copies of the draft Specific Plan and Draft EIR are available for purchase at the following locations:

**Planning Offices:** Salinas P&BI, 230 Church St., Building 1, Salinas, (831) 755-5025.  
Marina P & BI, 2620 1<sup>st</sup> Ave., Marina, (831) 883-7500.

**Kinko Offices:** Salinas Kinkos, 501 S. Main St., Salinas, (831) 769-9855.  
Monterey Kinkos, 799 Lighthouse Ave., Monterey, (831) 373-2298.

The cost to purchase copies of the Draft EIR and technical appendices are as follows:

	<u>CD</u>	<u>Hard Copy</u>
Draft EIR	\$6.00	\$ 43.00
Technical Appendix (Volume 1)	\$6.00	\$ 41.00
Technical Appendix (Volume 2)	\$6.00	\$ 44.00
Appendices to the Traffic Report	<u>\$6.00</u>	<u>\$ 29.00</u>
Full Set	\$24.00	\$157.00

Copies of the Specific Plan and Draft EIR are available for review at both planning offices as well as the Clerk of the Board's office in Salinas. Copies are also available for review at the following libraries: City of Salinas (Main and Williams Road Branch) and County (18722 Moro Road in Prunedale). To obtain additional information regarding Rancho San Juan you may visit the County's Website at: <http://www.co.monterey.ca.us/pbi/>.

An errata sheet has been prepared for the Rancho San Juan Revised Draft Specific Plan. The errata sheet contains a list of corrections since the revised specific plan was released on March 18, 2004. If you have any questions regarding Rancho San Juan, you may contact Therese Schmidt at (831) 883-7562 or Bob Schubert at (831) 883-7522.

Sincerely,

Alana Knaster, Chief Assistant Director  
Planning and Building Inspection Department