

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



Building Services / Environmental Services / Planning Services / Public Works & Facilities
168 W. Alisal Street, 2nd Floor (831)755-5025
Salinas, California 93901 www.co.monterey.ca.us/rma

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

PROJECT TITLE: CARMEL RIO ROAD PROJECT
(PLN140089; SCH#2015071046)

PROJECT LOCATION: SOUTHWESTERN PORTION OF MONTEREY COUNTY; APPROXIMATELY
0.7-MILE SOUTHEAST OF THE CITY OF CARMEL-BY-THE-SEA;
WITHIN THE CARMEL VALLEY MASTER PLAN AREA OF
UNINCORPORATED MONTEREY COUNTY.

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the Carmel Rio Road Project (PLN140089; SCH#2015071046) in accordance with the California Environmental Quality Act. The public review period will begin on December 2, 2016 and end on January 23, 2017. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

PROJECT DESCRIPTION: The proposed project is a mixed income residential subdivision on 7.9-acres of land, three-legal parcels, located at 15 and 26500 Val Verde Drive, within the Carmel Valley Master Plan area, in unincorporated Monterey County, California. The proposed project would fill and grade the area to bring the southwestern corner above the FEMA-100 year flood zone, subdivide the three existing lots into 25 lots: 24 of which would be developed with one 1,670-square foot market single-family unit per lot, and one remaining lot that would be developed with seven inclusionary affordable housing units of approximately 860 square feet each. The project would require a Zoning Ordinance Amendment that would add clarification to County Code Section 21.14.05A to allow an exception to exceed the four unit/acre lot density limit for the purpose of affordable housing. Access from Val Verde Drive would be improved by paving this roadway from Rio Road to the northern property boundary, widening it to include two 17-foot travel lanes for a total width of 34 feet and constructing an internal looped road with two entrances to Val Verde Drive. The project would be served by a Community Water System, sourced from the two existing wells, one acting as primary and one serving as back-up. On-site water infrastructure would include a water treatment unit and two storage tanks. The project would incorporate native and drought tolerant landscaping and on-site runoff would be detained or filtered to prevent sediment from leaving the site.

LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY -PLANNING

ADDRESSES WHERE A COPY OF THE DRAFT EIR IS AVAILABLE FOR REVIEW:

County of Monterey
RMA-Planning
168 W. Alisal St., 2nd Floor
Salinas, CA 93901
(831) 755-5025

Carmel Valley Library
65 W. Carmel Valley Road
Carmel Valley, CA 93924
(831) 659-2377

Monterey Public Library
625 Pacific Street
Monterey, CA 93940
(831) 649-3933

Documents referenced in the DEIR are available at the Monterey County RMA – Planning at the address listed above.

PUBLIC REVIEW PERIOD: DECEMBER 2, 2016 THROUGH JANUARY 23, 2017

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS: The DEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: aesthetics, air quality, biological resources, climate change/greenhouse gases, cultural resources, geology/soils, hazards/hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, and utilities.

The DEIR identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: transportation/traffic.

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:

Bob Schubert
Monterey County Resource Management Agency - Planning
168 W. Alisal St., 2nd Floor
Salinas, CA 93901
Phone: (831) 755-5183
E-mail: schubertbj@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 Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department 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

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

The Draft EIR is available on CD for purchase from Monterey County RMA - Planning at the above address. The documents are also available on the County website at:
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency/planning> .