Notice of Preparation

To: Responsible Agencies, Trustee Agencies, and Interested Parties (Address)

From: City of Monterey, 570 Pacific Street, Monterey, CA 93940 (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Monterey Community Development Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Christopher Schmidt at the address shown above. We will need the name for a contact person in your agency.

Project Title: Westland House and Sylvan Road Project

Project Applicant, if any: Montage Health Properties, LLC

Date 11/4/2026

Signature Chris Schmidt

Title Sr. Associate Planner

Telephone (831) 646-3910

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Westland House and Sylvan Road Project Description

Lead Agency Contact

Christopher Schmidt
City of Monterey
Community Development Department
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(831) 646-3910

Project Applicant

Montage Health Properties, LLC
20 Ragsdale Drive, Suite 200
Monterey, California 93940

Project Location

The proposed project consists of two sites: the Westland House Expansion site and the Sylvan Road Employee Shuttle and Parking Facility site. The Westland House Expansion site includes the existing Westland House skilled nursing facility and encompasses approximately four acres at 100 Barnet Segal Lane (APN 001-771-041-000). The Westland House Expansion site is located approximately 1,000 feet south of Highway 1 within a landscape characterized by Monterey pine and coast live oak woodland. Surrounding land uses include the Del Monte Center (retail) to the northwest, residential uses to the north and east, and forested open space to the south and west. The Westland House Expansion site is zoned Planned Community (PC) and has a land use designation of Public/Institutional.

The Sylvan Road Employee Shuttle and Parking Facility site encompasses approximately four acres of a 17-acre parcel located at 0 Sylvan Road (APN 001-761-046-000), west of the intersection of Barnet Segal Lane and Iris Canyon Road. The site is sloped with mature Monterey pine and coast live oak woodland habitat. Surrounding land uses include the Del Monte Center (retail) to the northwest, residential uses to the north and east, and forested open space to the south and west. The Sylvan Road Employee Shuttle and Parking Facility site is approximately 0.3 mile west of the Westland House site and 1.2 miles east of the Community Hospital of the Monterey Peninsula (CHOMP). The site is also zoned Planned Community (PC) and has a land use designation of Vacant.

Figure 1 shows the regional location of the project site, while Figure 2 shows the project site and surrounding land uses.

Project Description

The proposed project consists of two components: expansion of the existing Westland House skilled nursing facility, and an approximately 400-space employee parking lot at the Sylvan Road site.

The Westland House expansion would include construction of a new, 19,000 square foot patient wing immediately adjacent to the existing building, which would have 16 additional patient bedrooms, supporting areas, and dining facilities. The new wing would be directly connected to the existing Westland House and would operate under the same conditions as the current facility. The project would add 26 parking spaces across four new areas at the northeastern boundary of the project site,

the southern boundary of the project site, and two areas in the western portion of the project site. The project would also include landscaping and stormwater management features (see Figure 3). The Westland House expansion would require removal of approximately 110 trees.

The proposed parking lot at the Sylvan Road Employee Shuttle and Parking Facility site would address critical parking deficiencies at the CHOMP campus and would provide approximately 400 parking spaces for hospital employees. The parking lot would include two controlled-access driveways that would connect to Barnet Segal Lane for ingress and egress, a shuttle pickup/drop-off shelter, staff restrooms, landscaping, and stormwater management features (see Figure 4). In operation, hospital-owned shuttles would transport hospital employees to and from the main CHOMP campus during standard operational hours and employee shift changes. Construction of the parking lot would require removal of approximately 864 trees.

Potential Environmental Effects

Based on preliminary review of the project and existing environmental conditions, the City determined that the project's Environmental Impact Report (EIR) will analyze in detail potentially significant impacts related to: aesthetics, forestry resources, air quality, biological resources, cultural resources, greenhouse gas emissions, hydrology and water quality, noise, transportation, tribal cultural resources, and wildfire.

In addition, the EIR will include a discussion of environmental topics determined to have no impact or to be less than significant, including: agriculture, energy, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems. The EIR will also include a discussion of other topics required by CEQA, including cumulative impacts, project alternatives, growth-inducing effects, and significant irreversible environmental effects.

Figure 1 Regional Project Location

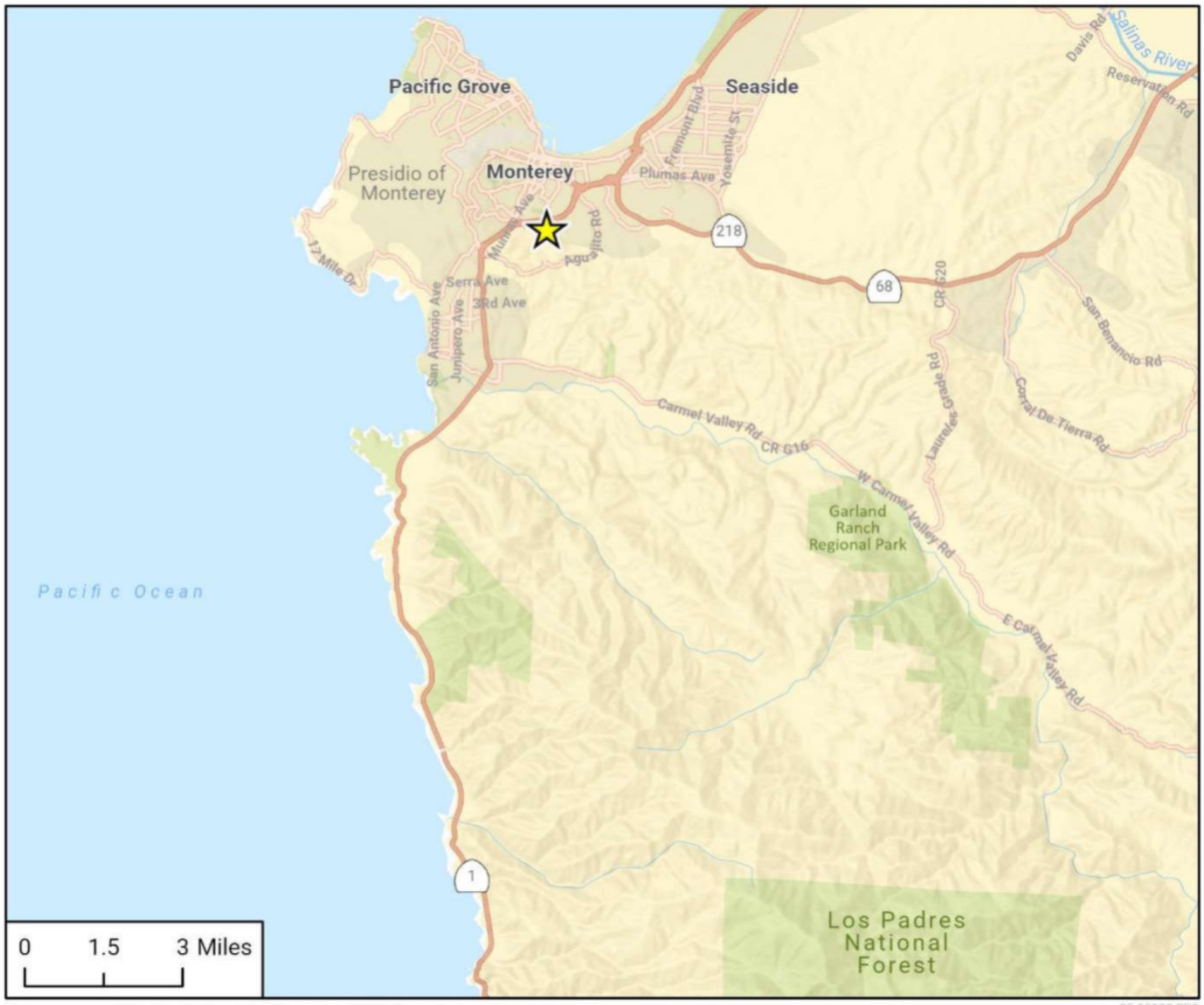

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Fig 1 Regional Location

Project Location

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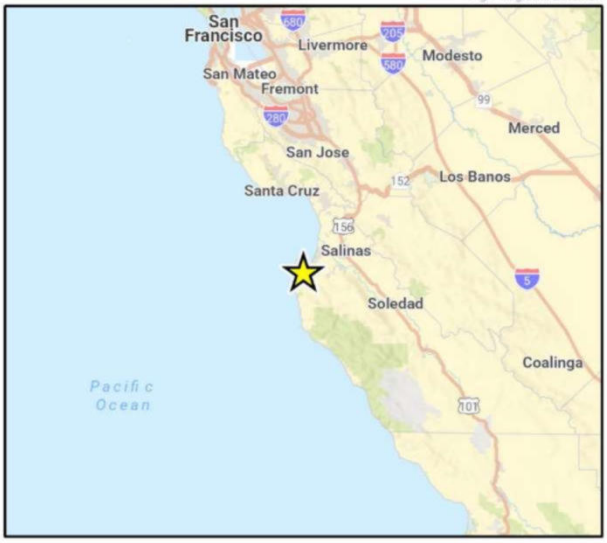

Figure 2 Project Location

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Fig X Project Location

Figure 3 Westland House Expansion Site

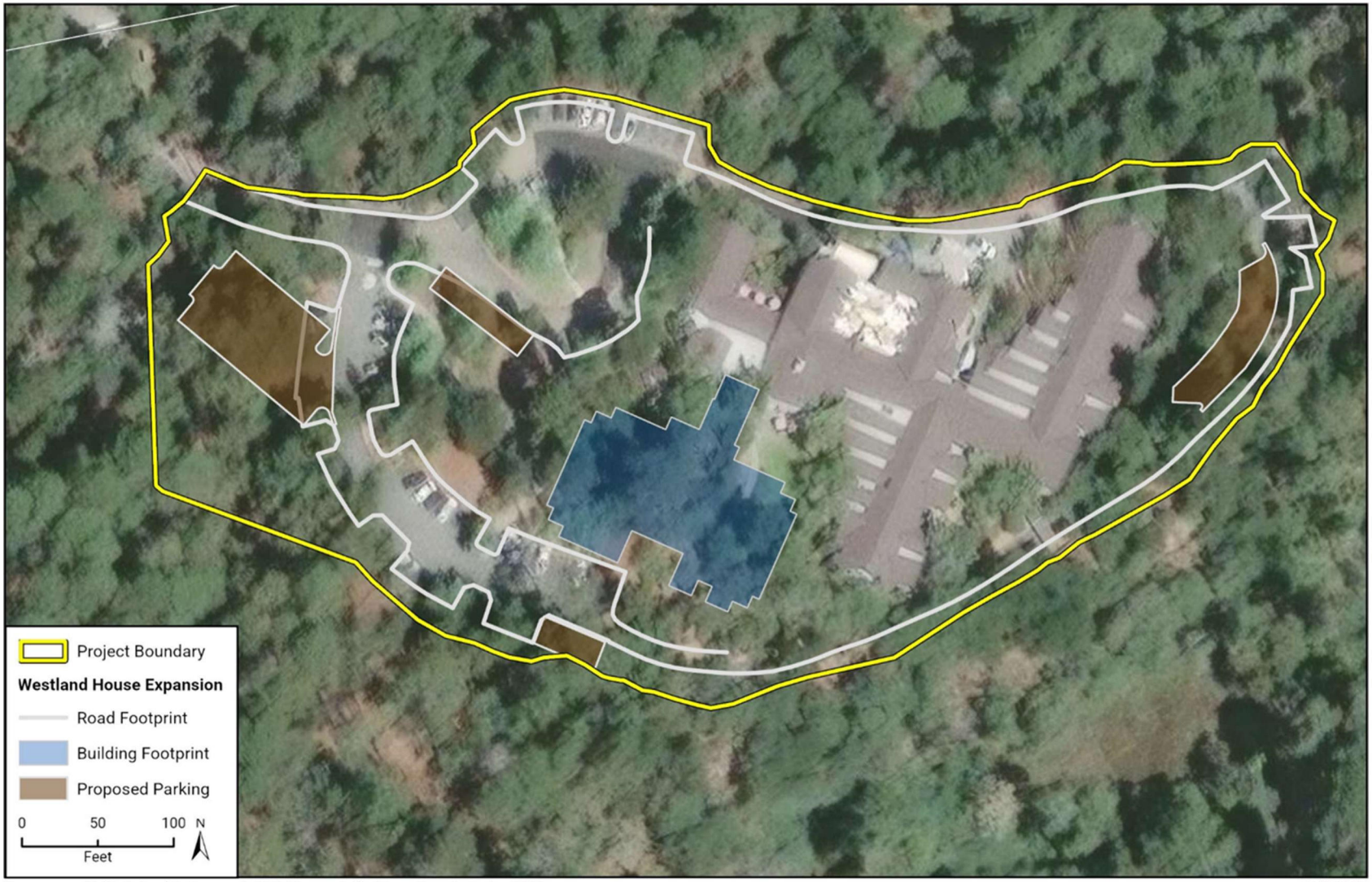

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Fig X CAD Westland House Expansion

Figure 4 Sylvan Road Employee Shuttle and Parking Facility Site

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Fig X CAD Sylvan Road Employee Shuttle and Parking Facility