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: Westland House and Sylvan Road Project

Lead Agency: City of Monterey Community Development Department
Contact Person: Christopher Schmidt

Mailing Address: 570 Pacific Street
Phone: (831) 646-3910

City: Monterey Zip: 93940
County: Monterey

Project Location: County: Monterey
City/Nearest Community: Monterey

Cross Streets: Barnet Segal Lane, Iris Canyon Road, Sylvan Road
Zip Code: 93940

Longitude/Latitude (degrees, minutes and seconds): 36 ° 34 ′ 49 ″ N/ -121 ° 53 ′ 24 ″ W Total Acres: 8

Assessor's Parcel No.: 001-771-041, 001-761-046
Section: n/a Twp.: 15S Range: 1E Base: Mount Diablo

Within 2 Miles: State Hwy #: 1
Waterways: Lake El Estero, Del Monte Lake, Pacific Ocean

Airports: Monterey Regional Airport
Railways: None
Schools: La Mesa Elementary, Monterey Peninsula College, Santa Catalina School, Naval Postgraduate School, Serendipity Preschool, San Carlos School, Monte Vista TK-8 School, Monterey High School, M.I.I.S., Bay View Academy

Document Type:

CEQA: ■ NOP □ Draft EIR
□ Early Cons □ Supplemental/Subsequent EIR
□ Neg Dec (Prior SCH No.) _____
□ Mit Neg Dec Other: _____

NEPA: □ NOI □ EA □ Draft EIS □ FONSI

Other: □ Joint Document □ Final Document □ Other: _____

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 Project Approval

Development Type:

□ Residential: Units _____ Acres _____
□ Office: Sq.ft. _____ Acres _____ Employees _____
□ Commercial: Sq.ft. _____ Acres _____ Employees _____
□ Industrial: Sq.ft. _____ Acres _____ Employees _____
□ Educational: _____
□ Recreational: _____
□ Water Facilities: Type _____ MGD _____

■ Transportation: Type Parking Lot
□ Mining: Mineral _____
□ Power: Type _____ MW _____
□ Waste Treatment: Type _____ MGD _____
□ Hazardous Waste: Type _____
■ Other: Health Services

Project Issues Discussed in Document

■ Aesthetics
■ Agriculture and Forestry Resources
■ Air Quality
■ Biological Resources
□ Coastal Zone
■ Cultural Resources
■ Cumulative Effects
■ Drainage/Absorption
□ Economics/Jobs
■ Energy
□ Fiscal Impacts
■ Flood Plain/Flooding
■ Geology/Soils
■ Greenhouse Gas Emissions
■ Growth Inducement
■ Hazards & Hazardous Materials
■ Hydrology/Water Quality
■ Land Use/Planning
■ Mandatory Findings of Significance
■ Mineral Resources
■ Noise
■ Population/Housing
■ Public Services
■ Recreation
■ Schools/Universities
■ Septic System
■ Sewer Capacity
■ Solid Waste
■ Transportation
■ Tribal Cultural Resources
■ Utilities/Service Systems
■ Vegetation
■ Wetland/Riparian
■ Wildfire

□ Other _____

Present Land Use/Zoning/General Plan Designation:

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

Zone: Planned Community (PC), LUD: Vacant (Sylvan Road), Public/Institutional (Westland)

Project Description:

The proposed project includes expansion of the existing Westland House skilled nursing facility and construction of a new employee parking lot at a separate site on Sylvan Road in Monterey. The Westland House Expansion site consists of approximately four acres at 100 Barnet Segal Lane and would accommodate a new 19,000-square-foot patient wing with 16 bedrooms, supporting facilities, 26 additional parking spaces, landscaping, and stormwater improvements, requiring removal of about 110 trees. The Sylvan Road Employee Shuttle and Parking Facility site includes roughly four acres of a wooded 17-acre parcel located 0.3 mile west of Westland House and would be developed with an approximately 400-space employee parking lot with controlled access, a shuttle shelter, restrooms, landscaping, and stormwater features. Hospital shuttles would transport employees to the CHOMP campus. Construction of the parking lot would require removal of approximately 864 trees.

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".

x	Air Resources Board (ARB)		Natural Reserve System, University of California (UCNRS)
	Attorney General		Natural Resources Agency, California
	Baldwin Hills Conservancy (BHC)		Parks and Recreation, Department of
	Bay Conservation and Development Commission, San Francisco (BCDC)		Pesticide Regulation, Department of (DPR)
	Boating and Waterways, Department of		Public Utilities Commission, California (CPUC)
x	Caltrans District #5	x	Regional Water Quality Control Board Region #3
	Cannabis Control, Department of (DCC)		Resources Recycling and Recovery, Department of (CalRecycle)
	Central Valley Flood Protection Board		San Diego River Conservancy (SDRC)
	Coachella Valley Mountains Conservancy (CVMC)		San Gabriel, Rivers and Mountains Conservancy (RMC)
	Coastal Commission (CCC)		San Joaquin River Conservancy (SJRC)
	Coastal Conservancy, California State (SCC)		Santa Monica Bay Restoration
	Colorado River Board		Santa Monica Mountains Conservancy (SMMC)
x	Conservation, Department of (DOC)		Sierra Nevada Conservancy
	Corrections and Rehabilitation, Department of (CDCR)		State Lands Commission, California (SLC)
	Delta Protection Commission		
	Delta Stewardship Council		State Water Resources Control Board
	Education, California Department of		Statewide Health Planning and Development, California Office of (OSHPD)
	Emergency Services, Office of (OES)		Strategic Growth Council, California (SGC)
	Energy Commission		SWRCB Division of Drinking Water / Financial Assistance / Water Quality / Water Rights
	Fish and Game Commission (CDFGC)		Tahoe Conservancy
x	Fish and Wildlife Region #4		Tahoe Regional Planning (TRPA)
	Food and Agriculture, Department of (CDFA)	x	Toxic Substances Control, Department of (DTSC)
x	Forestry and Fire Protection, Department of (CAL FIRE)		Transportation Commission, California (CATC)
	General Services, Department of (DGS)		Water Resources, Department of (DWR)
	Highway Patrol, California (CHP)		
	Historic Preservation, Office of		Other
	Housing and Community Development, California Department of (HCD)		Other
x	Native American Heritage Commission (NAHC)		Other

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

Starting Date November 5, 2026 Ending Date December 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.
Address: 80 Garden Court, Suite 240
City/State/Zip: Monterey, California 93940
Contact: Leslie Slayday, Project Manager
Phone: 831-333-0310

Applicant: Montage Health Properties, LLC
Address: 20 Ragsdale Drive, Suite 200
City/State/Zip: Monterey, California 93940
Phone: 831-646-3910

Signature of Lead Agency Representative: Chris Schmidt **Date:** 11/04/2026

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