

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development (HCD) has prepared a draft Supplemental Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for an Amendment to a previously approved Combined Development Permit (Morgenrath [Blaze Engineering], File Number PLN160851-AMD1) at 46821 Highway 1, Big Sur (Assessor's Parcel Number 419-201-007-000), Big Sur Coast Land Use Plan, Coastal Zone (see project description below).

The Supplemental Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, California, 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/resources/environmental-documents/pending>

The Monterey County Planning Commission will consider this proposal at a public hearing on a future date to be determined, in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **April 17, 2023** to **May 17, 2023**. Comments can also be made during the public hearing.

Project Description: Amendment to a previously approved Combined Development Permit (PLN160851; Board Resolution 19-285) consisting of: 1) Coastal Development Permit and General Development Plan to allow the establishment of a commercial business operation, 2) Coastal Administrative Permit to convert a test well into a permanent well, 3) Coastal Administrative Permit and Design Approval to allow construction of a 760 square foot office with a two (2) bedroom second story employee housing unit, a 600 square foot workshop and 300 square foot canopy, 800 square foot storage building and associated site improvements including formalizing six public parking spots and installing two electrical vehicle charging stations; and 4) Coastal Development Permits to allow development on slopes in excess of 30%, within 100 feet of ESHA and removal of 11 native trees.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address below. HCD-Planning also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that HCD-Planning 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 below. 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 HCD-Planning to ensure that we have 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 document 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 HCD-Planning to confirm that the entire document was received.

For reviewing agencies: HCD-Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform HCD-Planning if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Fiona Jensen
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Morgenrath (Blaze Engineering); File Number PLN160851-AMD1

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

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2. County Clerk's Office
3. Caltrans District 5 (San Luis Obispo office)
4. California Coastal Commission
5. Association of Monterey Bay Area Governments
6. Monterey Bay Air Resources District
7. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
8. California Department of Fish & Wildlife, Region 4
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. Susan Morley C/O the Esselen Tribe of Monterey County
11. California American Water Company
12. Art Black C/O Carmel Fire Protection Associates
13. Monterey County Agricultural Commissioner
14. Monterey County Water Resources Agency
15. Monterey County HCD-Engineering Services
16. Monterey County Public Works, Facilities and Parks
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19. Monterey County Sheriff's Office
20. Martha Morgenrath, Owner
21. Law Offices of Aengus L Jeffers C/O Laura Lawrence, Agent
22. Mary Ann Schicketanz C/O Studio Schicketanz, Architect
23. The Open Monterey Project
24. LandWatch Monterey County
25. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

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