

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING

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

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



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit and Design Approval (Vasseghi & Gurries Family Partnership, File Number PLN190299) at 35781 Highway 1, Carmel and 35904 Weston Ridge Road, Monterey (APNs 243-301-030-000 and 243-301-031-000) (see description below). The project the repair of slope failure due to heavy rains at a site that supports two 40,000-gallon water tanks serving the Garrapata Water System. Project includes repair of the slumping slope and the installation of structural slope stabilization devices.

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending>.

The Zoning Administrator will consider this proposal at a meeting on September 10, 2020. Written comments on this Mitigated Negative Declaration will be accepted from **July 28, 2020** to **August 27, 2020**. Comments can also be made during the public hearing.

Project Description: A Coastal Development Permit and Design Approval to allow the repair of slope failure due to heavy rains, and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The slopes support two (2) 40,000-gallon water tanks serving the Garrapata Water System. The project includes poured in place reinforced concrete piers at the top of slope adjacent to the vertical scarp. The piers will be connected together by a reinforced rail wall that will support the fill under the tanks. A reinforced concrete mat (shotcrete) with tiebacks anchors will be installed over the slide area starting at the rail and extending down slope to a toe anchor keyed into the bedrock. The shotcrete will be colored and textured to emulate the surrounding soil conditions. The area below the toe anchor and other disturbed areas will be revegetated with native plants, including sea cliff buckwheat and other native shrub and seeds. The water tanks and slope failure are located on property addressed as 35904 Weston Ridge Road, Monterey (Assessor's Parcel Number 243-301-031-000); access to the site is gained through property located at 35781 Highway 1, Carmel (Assessor's Parcel Number 243-301-030-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

For reviewing agencies: Resource Management Agency – 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 this Agency 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
Resource Management Agency
Attn: John Dugan, Chief of Planning
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Vasseghi & Gurries [Cal-Am Water Co [Garrapata Water Tanks]; File Number PLN190299

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
5. California Department of Fish & Wildlife, Region 4, Renee Robison
6. Carmel Fire Protection Associates, Art Black (Un-districted Coastal Area)
7. Monterey County RMA-Environmental Services
8. Monterey County Environmental Health Bureau
9. Walter Sadler C/O California American Water, Applicant
10. Yolanda & Ron Gurries Family Partnership, Owner
11. Nader & Firozeh Vasseghi, Owner
12. Josh Harwayne C/O Denise Duffy & Associates, Agent
13. The Open Monterey Project
14. LandWatch Monterey County
15. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

16. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
17. Emilio Hipolito (ehipolito@nccrc.org)
18. Molly Erickson (Erickson@stamplaw.us)
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