

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 Combined Development Permit (Mata, PLN180085) at 4053 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-005-000) (see description below).

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 **December 3, 2020** 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 **October 8, 2020** to **November 9, 2020**. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,428 two-story single family dwelling with a 780 square foot attached garage, a 772 square foot main level terrace, a 585 square foot lower level terrace, a 90 square foot covered porch, grading of approximately 487 cubic yards of cut and 181 cubic yards of fill; 2) Coastal Development Permit to allow development on slopes in excess of 30% and 3) Coastal Development Permit for the removal of 18 Monterey pine trees and 4) Coastal Development Permit for development within 100' of Environmental Sensitive Habitat (ESHA- Rosa pinetorum and Monterey Pine forest).

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: Mata; File Number PLN180085

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Monterey Bay Air Resources District
5. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. California American Water Company
8. Pebble Beach Community Services District (Fire), Mark Mondragon
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. Monterey County RMA-Public Works
11. Monterey County RMA-Environmental Services
12. Del Monte Forest Conservancy
13. Enrique & Connie Mata, Owner
14. William Mefford, Agent
15. The Open Monterey Project
16. LandWatch Monterey County
17. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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