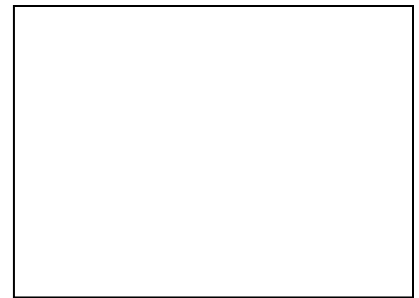


County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	POST RANCH INN LLC & ONESIMO PARCEL C LLC
File Number:	PLN160047
Owner:	POST RANCH INN LLC & ONESIMO PARCEL C LLC
Project Location:	47900 Highway 1, Big Sur
Primary APN:	419-311-038-000 & 419-311-042-000
Project Planner:	Anna V Quenga
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) an Amendment to an approved General Development Plan (PLN970492) for current and future development of the facility consisting of: the relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit), relocate 12 employee housing units (6 housing units, a 3 unit staff bunkhouse and 3 management housing units), relocate spa facilities (convert the Butterfly building to a spa treatment room), repurpose the Maintenance Building into an Employee Commons Hall, and consolidate Central Service Facilities (construct a workshop and 2 staff restrooms); 2) Coastal Development Permit and Design Approval to improve an existing public trail and restroom ADA accessibility and add 138 square feet to the Reception building; 3) Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities; 4) Coastal Development Permit to allow the removal of protected trees; 5) a Coastal Development Permit to allow development within 100 feet of ESHA; and 6) a Coastal Development Permit to allow development within 750 feet of a positive archaeological site.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey Housing & Community Development
Review Period Begins:	March 30, 2021
Review Period Ends:	April 29, 2021

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025