

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: Post Ranch Inn

Lead Agency: Monterey County HCD-Planning Contact Person: Anna Quenga
Mailing Address: 1441 Shilling Place, 2nd Floor Phone: 831.755.5175
City: Salinas Zip: 93901 County: Monterey

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

Cross Streets: Coast Ridge Road Zip Code: 93920

Longitude/Latitude (degrees, minutes and seconds): 36 ° 14 ' 11.58" N / 121 ° 48 ' 6.58" W Total Acres:

Assessor's Parcel No.: 419-311-038-000 & 042 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR1 Waterways: Pacific Ocean

Airports: N/A Railways: N/A Schools: N/A

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec 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 [X] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 12 Acres .22
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 4,414 Acres .101 Employees 190
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[X] Recreational: Improvement of existing trail
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[X] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Watershed & Scenic Conservation, Rural Community Center

Project Description: (please use a separate page if necessary)

Combined Development Permit consisting of an Amendment to an approved General Development Plan (PLN970492) for current and future development of the facility consisting of: the relocation 4 guest units, relocate 12 employee housing units, relocate spa facilities, repurpose the Maintenance Building into an Employee Commons Hall, and consolidate Central Service Facilities 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; improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities; removal of protected trees; allow development within 100 feet of ESHA; and allow development within 750 feet of a positive archaeological site.

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

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 30,2021 Ending Date April 29, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Post Ranch Inn, LLC</u>
Address: _____	Address: <u>47900 Highway 1, Big Sur</u>
City/State/Zip: _____	City/State/Zip: <u>Big Sur, CA 93920</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 3/24/2021

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