

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Mike Novo, AICP, Interim Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025

www.co.monterey.ca.us

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

NOTICE IS HEREBY GIVEN that Monterey County Housing and Community Development – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a General Development Plan amendment and a Combined Development Permit (Post Ranch Inn & Onesimo Parcel C LLC; File Number PLN160047) at 47900 Highway 1, Big Sur (APNs 419-311-038-000 & 419-311-042-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing and Community Development – Planning, 1441 Shilling Place, 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 Planning will consider this proposal at a meeting tentatively scheduled for May 12, 2021 in the Monterey County Board of Supervisors Chambers, 168 West Alisal Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from March 30, 2021 to April 29, 2021. Comments can also be made during the public hearing.

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.

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
Housing and Community Development – Planning
Attn: Erik Lundquist, AICP, Chief of Planning
1441 Shilling Place, 2nd Floor
Salinas, CA 93901

Re: Post Ranch Inn & Onesimo Parcel C LLC; File Number PLN160047

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. 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, Renee Robinson
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. California Department of Forestry & Fire C/O Carmel Fire Protection Associates, Art Black
11. Monterey County Water Resources Agency
12. Monterey County HCD-Public Works
13. Monterey County HCD-Environmental Services
14. Monterey County Parks Department
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff's Office
17. Post Ranch Inn LLC, Owner
18. Onesimo Parcel C LLC, Owner
19. Laura Lawrence, Law Offices of Aengus L Jeffers (Agent)
20. The Open Monterey Project
21. LandWatch Monterey County
22. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

23. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
24. Emilio Hipolito (ehipolito@nccrc.org)
25. Molly Erickson (Erickson@stamplaw.us)
26. Margaret Robbins (MM_Robbins@comcast.net)
27. Michael Weaver (michaelrweaver@mac.com)
28. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
29. Tim Miller (Tim.Miller@amwater.com)
30. Garry Hofer (garry.hofer@amwater.com)
31. Jack Wang (Jack.Wang@amwater.com)
32. Jeana Arnold (jeana.arnold@pge.com)
33. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
34. Mimi Sheridan (mimisheridan@msn.com)