

**Summary for Electronic Document Submittal**

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# \_\_\_\_\_

Project Title: Post Ranch Inn LLC & Onesimo Parcel C LLC

Lead Agency: County of Monterey Housing and Community Development-Planning

Contact Name: Anna Quenga

Email: [quengaav@co.monterey.ca.us](mailto:quengaav@co.monterey.ca.us) Phone Number: (831) 755-5175

Project Location: 47900 Highway 1, Big Sur Monterey  
*City* *County*

**Project Description (Proposed actions, location, and/or consequences).**

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.

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

Less than significant impacts have been identified for aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic (see Section VI, Environmental Checklist, of this Initial Study). Implementation of the project would incorporate conditions of approval to assure compliance with County requirements, some of which would reduce potential impacts to a less than significant level. Therefore, mitigation measures were not necessary for the Project to have a less than significant impact on these resources.

Potential impacts to biological resources, cultural resources, geology/soils, and tribal cultural resources caused by site disturbance and the establishment of new structures resulting from Project implementation have been identified. Mitigation measures have been incorporated to reduce these potential impacts to a less than significant level.

**If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.**

N/A

**Provide a list of responsible or trustee agencies for the project.**

N/A