



NOTICE OF INTENT & NEGATIVE DECLARATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED16-039

DATE: Aug 5, 2021

PROJECT/ENTITLEMENT: Ramey Family Trust, LLC, Development Plan/ Coastal Development Permit
DRC2013-00048

APPLICANT NAME: Jim Ramey

Email: jim.ramey@raggedpointinn.com

ADDRESS: 19019 Coast Hwy One, Ragged Point, CA 92452

CONTACT PERSON: Chuck Stevenson (Agent)

Telephone: (805) 459-9493

PROPOSED USES/INTENT: Request by **Ramey Family Trust, LLC** for a Development Plan and Coastal Development Permit (DRC2013-00048) to allow for the phased expansion and redevelopment of the Ragged Point Inn and Resort (project). The resort consists of 39 existing guest rooms. The proposed project includes renovations to the existing resort infrastructure, construction of 30 additional (new) guest rooms, eight permanent employee caretaker accommodations, a resort operations office, additional parking, civil utility placement, and new and replaced landscaping. Also included is a request to host 50 temporary events with a maximum of 120 guests per event per year, which includes an offsite parking agreement with San Simeon Lodge. Construction would require the removal of 32 trees ranging in size from 4 inches diameter breast height (dbh) to 45 inches dbh. The project would result in 4.6 acres of site disturbance on the 23.41-acre site, including 5,580 cubic yards (cy) of cut and 790 cy of fill, with 6,163 cy of soil to be exported offsite.

LOCATION: The project is located at 19019 Cabrillo Highway on the west side of California State Route 1 (SR 1), approximately 1.25 miles south of the San Luis Obispo County and Monterey County border, approximately 15 miles north of the community of San Simeon, in the North Coast Planning Area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Schani Siong (ssiong@co.slo.ca.us)

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

