

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



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

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Kall Robert E & Janet Rose [Rio Vista Group LLC], File Number PLN210152) at 51, 53, 55 & 57 Susan Street, Royal Oaks (117-361-016-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 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:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/resources/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **December 23, 2021**, to **January 24, 2022**. Comments can also be made during the public hearing.

Project Description: The project is a Combined Development Permit consisting of: 1) a Use Permit to allow the construction of four (4) 16,286 square foot apartment buildings totaling 60 units for agricultural workforce housing and 1 manager unit; and 2) a Variance to allow building site coverage exceeding 5%. The property is located at 51, 53, 55 & 57 Susan Street, Royal Oaks (Assessor's Parcel Number 117-361-016-000), North County Area Plan.

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: Housing & Community Development 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 & Community Development
Attn: Craig Spencer
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Kall Robert E & Janet Rose (Rio Vista Group LLC); File Number PLN210152

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 Robison
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. Pajaro/Sunny Mesa Community Services District
11. City of Watsonville Water Resources Center
12. North County Fire Protection District
13. Monterey County Agricultural Commissioner Office (via email)
14. Monterey County Water Resources Agency (via email)
15. Monterey County HCD-Engineering (via email)
16. Monterey County HCD-Environmental Services (via email)
17. Monterey County Public Works/Facilities/Parks Department (via email)
18. Monterey County Environmental Health Bureau (via email)
19. Monterey County Sheriff's Office (via email)
20. Rio Vista Group LLC, Applicant (future Owner)
21. Kall Robert E & Janet Rose, current Owner
22. Cesar Padilla, Agent
23. Kevin Tottino, Tres Guapos LLC
24. Jeffery Nohr, Project Manager
25. Mike Avila
26. Christine Shaw C/O Keep Susan Street Closed
27. Stan Mano
28. The Open Monterey Project
29. LandWatch Monterey County
30. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

31. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
32. Juan Barboza (jbarboza@nccrc.org)
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