

# MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2<sup>ND</sup> FLOOR, SALINAS, CA 93901

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



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

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 (Barone Claire F, File Number PLN210037) at 2445 Bay View Avenue, Carmel-by-the-Sea (APN 009-411-005-000) (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 Place South 2<sup>nd</sup> 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/current-planning/general-info/recent-environmental-documents>

The Zoning Administrator will consider this proposal at a meeting on September 8, 2022 at 9:30 am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **August 2, 2022 to September 1, 2022**. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of:

- 1) a Coastal Administrative Permit and Design Approval to allow demolition and re-construction of an existing 1,439 square foot single family dwelling, 436 square foot garage & a 565 square foot deck, resulting in a 1,378 square foot single family dwelling with a 341 square foot attached garage, a 493 square foot attached junior accessory dwelling unit and a 394 square foot deck;
- 2) a Coastal Development Permit for development within 750 feet of archaeological resources; and
- 3) a Coastal Development Permit to allow a modification in parking standards, to allow a one space reduction for a junior accessory dwelling unit and tandem driveway parking in the front setback for the main residence.

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](mailto: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 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Barone Claire F; File Number PLN210037

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_ No Comments provided
- \_\_\_ Comments noted below
- \_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
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## DISTRIBUTION

1. State Clearinghouse (including the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. California Coastal Commission
4. Monterey Bay Air Resources District
5. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. Louise Miranda-Ramirez C/O Ohlone/Costanoan-Esselen Nation
8. Native American Heritage Commission
9. Isaac Bojorquez C/O Kakoon TaRuk Band of the Ohlone-Costanoan
10. Tom "Litte Bear" Nason C/O Ohlone/Costanoan-Esselen Nation (Tribe of Monterey County)
11. City of Carmel-by-the-Sea Planning & Building Services
12. Cypress Fire Protection District C/O Pebble Beach CSD
13. Monterey County HCD-Engineering Services
14. Monterey County HCD-Environmental Services
15. Monterey County Environmental Health Bureau
16. Sister Barone, Owner
17. Daniel Ho, Agent
18. The Open Monterey Project
19. LandWatch Monterey County
20. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

21. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
22. Juan Barboza ([jbarboza@nccrc.org](mailto:jbarboza@nccrc.org) )
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