

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 (HCD) has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for a Combined Development Permit (Feather Cypress LLC, File Number PLN210276) at 3356 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-462-008-000) (see project description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, California, 93901. 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 Monterey County Planning Commission will consider this proposal at a public hearing on a future date to be determined, 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 **November 21, 2022** to **December 21, 2022**. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing single-family dwelling with attached two-car garage, a detached gym, covered walkway, sheds, and wall and gates; and the construction of a 7,767 square foot single-family dwelling with an attached two-car garage, and basement, 712 square foot pool house, 1,114 square foot pool, 140 square foot spa, and 524 linear feet of fencing and gates; a Coastal Development Permit to allow development within 750 feet of known archaeological resources; a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area; and a Coastal Development Permit to allow development within 50 feet of a coastal bluff.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address below. HCD-Planning also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that HCD-Planning 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 below. 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 HCD-Planning to ensure that we have 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 HCD-Planning to confirm that the entire document was received.

For reviewing agencies: HCD-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 HCD-Planning 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: Phil Angelo
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Feather Cypress LLC; File Number PLN210276

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (1 copy of Executive Summary & 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
9. Louise Miranda-Ramirez C/O Ohlone/Costanoan-Esselen Nation
10. Tom "Little Bear" Nason C/O the Esselen Tribe of Monterey County
11. Isaac Bojorquez C/O the KaKoon Ta Ruk Band of Ohlone-Costanoan
12. California American Water Company
13. Pebble Beach Community Services District (Fire)
14. Monterey County Agricultural Commissioner
15. Monterey County Water Resources Agency
16. Monterey County Public Works, Facilities, and Parks
17. Monterey County HCD-Environmental Services
18. Monterey County Environmental Health Bureau
19. Monterey County Sheriff's Office
20. Feather Cypress LLC, Owner
21. Laura Lawrence C/O Law Offices of Aengus L Jeffers, Agent
22. The Open Monterey Project
23. LandWatch Monterey County
24. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

25. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
26. Emilio Hipolito (ehipolito@nccrc.org)
27. Molly Erickson (Erickson@stamplaw.us)
28. Margaret Robbins (MM_Robbins@comcast.net)
29. Michael Weaver (michaelrweaver@mac.com)
30. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
31. Garry Hofer (garry.hofer@amwater.com)
32. Jack Wang (Jack.Wang@amwater.com)
33. Jeana Arnold (jeana.arnold@pge.com)
34. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
35. Mimi Sheridan (mimisheridan@msn.com)
36. Janet Laurain (jlaurain@adamsbroadwell.com)
37. California Department of Fish & Wildlife (r4cequa@wildlife.ca.gov)