

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 (Robert Louis Stevenson School, File Number PLN220243) at 3152 Forest Lake Road, Pebble Beach (APNs 008-022-023-000 and 008-022-033-000) (see project 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, 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/current-planning/general-info/recent-environmental-documents> .

The Planning Commission will consider this proposal at a meeting tentatively scheduled for May 10, 2023, at 9 a.m. in the Cayenne Room, Monterey County Government Center at 1441 Schilling Place, 1st Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from March 23, 2023, to April 24, 2023. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of 1) Coastal Development Permit and Design Approval to allow demolition of an existing educational building and construction of a 35,711 square foot three-story educational building (math & science center), part of Robert Louis Stevenson School; and 2) Coastal Development Permit for removal of 16 protected trees.

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 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 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

documents should be sent to the contact noted below 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: Mike Novo
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

Re: Robert Louis Stevenson School; File Number PLN220243

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, Renee Robison
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. Tom Nason, The Esselen Tribe of Monterey County
11. California-American Water Company
12. Pebble Beach Community Services District-Fire, Frank Espinoza
13. Pebble Beach Community Services District
14. Monterey Peninsula Water Management District
15. Monterey County HCD-Engineering Services (via email)
16. Monterey County HCD-Environmental Services (via email)
17. Monterey County Environmental Health Bureau (via email)
18. Del Monte Forest Conservancy
19. Ed DiYanni, Robert Louis Stevenson School, Owner (via email edyanni@stevensonschool.org)
20. Derric Oliver, Fenton and Keller, Agent (via email doliver@fentonkeller.com)
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
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36. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)