

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 ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development (HCD) has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Maehr Ted H and Rainer Richard Scott, File Number 160856) at 38829 and 1122 Palo Colorado Road, Carmel (Assessor's Parcel Numbers 418-151-005-000 and 418-151-006-000) (see description below). The project DOES NOT involve the burning of municipal wastes, hazardous waste, or refuse-derived fuel or is on a list enumerated under Section 65962.5 of the Government Code.

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County HCD – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California, and at the Harrison Memorial Library, Mission and 6th Ave, Carmel-By-The-Sea, 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 public meeting. Written comments on this Mitigated Negative Declaration will be accepted from **March 27, 2023**, to **April 26, 2023**. Comments can also be made during the public hearing.

Project Description:

After-the-fact Combined Development Permit to clear Code Enforcement case (CE080464) consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 1,472 square foot two-story single family dwelling, a detached 185 square foot accessory dwelling unit, a 857 square foot two-story barn, a 452 square foot detached kitchen and cold room, three sheds (260 square feet, 100 square feet, and 82 square feet), a 364 square foot carport/workshop, 15 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons, and three for 500 gallons), a water catchment system, on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading; 2) a Coastal Development Permit to allow removal of 3 Madrone trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel 1, 43.65 acres (Assessor's Parcel Number 418-151-005-000), and Parcel 2, 7.25 acres (Assessor's Parcel Number 418-151-006-000). The adjustment would result in two parcels of 40.43 acres (Parcel A) and 10.47 acres (Parcel B). The properties are located at 38829 and 1122 Palo Colorado Road, Carmel (Assessor's Parcel Numbers 418-151-005-000 and 418-151-006-000), Big Sur Coast Land Use Plan, Coastal Zone.

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, please 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: HCD 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. Per 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: Mary Israel
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Maehr Ted H and Rainer Richard Scott (File Number PLN160856)

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 the 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. Isaac Bojorquez, KaKoon Ta Ruk Band of Ohlone-Costanoan Indians Tribal Chairman
11. Art Black C/O Carmel Fire Protection Associates
12. Monterey County Regional Fire District
13. Monterey County HCD-Engineering Services
14. Monterey County HCD-Environmental Services
15. Monterey County Public Works, Facilities & Parks
16. Monterey County Environmental Health Bureau
17. Monterey County Sheriff's Office
18. Harrison Memorial Library
19. Ted Maehr, Owner/Applicant
20. Richard Rainer, Owner/Applicant
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):

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