

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 (Bixby Rock LLC - File Number PLN210090) 31940 Highway 1, Monterey, Big Sur Coast Land Use Plan, (Assessor's Parcel Number 418-121-051-000) (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-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 April 21, 2023 to May 22, 2023. Comments can also be made during the public hearing.

Project Description: Combined Development Permit would consist of the following entitlements: 1) Coastal Administrative Permit and Design Approval to allow demolition of a 4,952 square foot single family dwelling and construction of a 6,092 square foot single family dwelling and associated site improvements; 2) Coastal Development Permit to allow development within the Critical Viewshed; 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA); and 4) 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: Fiona Jensen
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Bixby Rock LLC; File Number PLN210228

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) – 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 Robinson
9. Louise Miranda-Ramirez C/O Ohlone/Costanoan-Esselen Nation
10. Susan Morley C/O the Esselen Tribe of Monterey County
11. Art Black C/O Carmel Fire Protection Associates
12. Monterey County Agricultural Commissioner
13. Monterey County Water Resources Agency
14. Monterey County HCD-Engineering Services
15. Monterey County HCD-Environmental Services
16. Monterey County Public Works, Facilities & Parks
17. Monterey County Environmental Health Bureau
18. Monterey County Sheriff's Office
19. Law Office of Aengus Jeffers C/O Aengus Jeffers
20. Bixby Rock LLC, Owner
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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