

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #;

Project Title: Bixby Rock LLC

Lead Agency: Monterey County Housing & Community Development

Contact Person: Fiona Jensen

Mailing Address: 1441 Schilling Place South, 2nd Floor

Phone: (831) 796-6407

City: Salinas

Zip: 93901

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Carmel Highlands

Cross Streets: Highway 1

Zip Code: 93940

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 7.77

Assessor's Parcel No.: 418-121-051-000

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 1

Waterways: None

Airports: None

Railways: None

Schools: None

Document Type:

CEQA: [] NOP

[] Draft EIR

NEPA: [] NOI

Other: [] Joint Document

[] Early Cons

[] Supplement/Subsequent EIR

[] EA

[] Final Document

[] Neg Dec

(Prior SCH No.)

[] Draft EIS

[] Other:

[x] Mit Neg Dec

Other:

[] FONSI

Local Action Type:

[] General Plan Update

[] Specific Plan

[] Rezone

[] Annexation

[] General Plan Amendment

[] Master Plan

[] Prezone

[] Redevelopment

[] General Plan Element

[] Planned Unit Development

[] Use Permit

[x] Coastal Permit

[] Community Plan

[] Site Plan

[] Land Division (Subdivision, etc.)

[] Other:

Development Type:

[x] Residential: Units 1

Acres 7.77

[] Office: Sq.ft.

Acres

Employees

[] Transportation: Type

[] Commercial: Sq.ft.

Acres

Employees

[] Mining: Mineral

[] Industrial: Sq.ft.

Acres

Employees

[] Power: Type MW

[] Educational:

[] Waste Treatment: Type MGD

[] Recreational:

[] Hazardous Waste: Type

[] Water Facilities: Type MGD

[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual

[] Fiscal

[] Recreation/Parks

[] Vegetation

[] Agricultural Land

[] Flood Plain/Flooding

[] Schools/Universities

[] Water Quality

[] Air Quality

[] Forest Land/Fire Hazard

[] Septic Systems

[] Water Supply/Groundwater

[x] Archeological/Historical

[x] Geologic/Seismic

[] Sewer Capacity

[] Wetland/Riparian

[x] Biological Resources

[] Minerals

[] Soil Erosion/Compaction/Grading

[] Growth Inducement

[x] Coastal Zone

[] Noise

[] Solid Waste

[x] Land Use

[] Drainage/Absorption

[] Population/Housing Balance

[] Toxic/Hazardous

[x] Cumulative Effects

[] Economic/Jobs

[] Public Services/Facilities

[] Traffic/Circulation

[x] Other: Tribal Resources; Wildfire

Present Land Use/Zoning/General Plan Designation:

Watershed and Scenic Conservation, 40 acres per unit, with a Design Control overlay. (Coastal Zone) [WSC/40-D (CZ)]

Project Description: (please use a separate page if necessary)

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 21, 2023 Ending Date May 22, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Harris & Associates</u>	Applicant: <u>Law offices of Aengus L Jeffers C/O Aengus Jeffers</u>
Address: <u>450 Lincoln Ave Suite 103</u>	Address: <u>215 W Franklin St</u>
City/State/Zip: <u>Salinas, CA 93901</u>	City/State/Zip: <u>Monterey, CA 93940</u>
Contact: <u>David J. R. Mack, Senior Project Manager</u>	Phone: <u>(831) 649-6100</u>
Phone: <u>(831) 320-0413</u>	

Signature of Lead Agency Representative:  Date: 4/20/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.