

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

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 (Carmel Self Storage, PLN210306) at the terminus of Center Street near Berwick Drive intersection, Carmel Valley (see 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 Pl South 2nd Floor, Salinas, California, and the Harrison Memorial Library in Carmel-by-the-Sea. 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.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

The Zoning Administrator is tentatively expected to consider this proposal at a meeting on August 29, 2024 at 9:30 a.m. in the Monterey County Housing and Community Development Office, Thyme Conference Room, 1441 Schilling Place, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **June 21, 2024** to **July 22, 2024**. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of an: 1) Use Permit for a 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings); 2) Administrative Permit and Design Approval for development in the "S" and "D" districts; 3) Use Permit to allow development within 200 feet of the Carmel River floodplain; and 4) permit for the removal of one Oak tree. The property is located at the terminus of Center Street near the Berwick Drive intersection, Carmel Valley (Assessor's Parcel Number 169-131-024-000), Carmel Valley Master Plan.

We welcome your comments during the 31-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, 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: Mary Israel
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Carmel Self Storage LLC; File Number PLN210306

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

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

COMMENTS: _____

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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. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
8. California American Water Company
9. Monterey County Regional Fire District
10. Monterey County Water Resources Agency
11. Monterey County HCD-Engineering Services
12. Monterey County HCD-Environmental Services
13. Monterey County Public Works, Facilities & Parks
14. Monterey County Environmental Health Bureau
15. Monterey County Sheriff's Office
16. Harrison Memorial Library
17. Carmel Self Storage Investments LLC, Attn: Will Tucker, Owner
18. Gail Hatter C/O Lombardo and Associates, Agent
19. The Open Monterey Project
20. LandWatch Monterey County
21. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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37. Mike Hagerty (mikey@mhagerty.com)
38. Tracy Kaufman (tballwall@gmail.com)