

**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 # ;
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**Project Title:** Abalone Creek Estate LLC

Lead Agency: County of Monterey - Housing & Community Development

Contact Person: Fionna Jensen

Mailing Address: 1441 Schilling Pl South 2nd Floor

Phone: (831) 796-6407

City: Salinas Zip: 93901

County: Monterey

**Project Location:** County: Monterey City/Nearest Community: Salinas (Toro area)

Cross Streets: Corral Del Cielo, San Benancio Corral de Tierra Zip Code: 93908

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 209

Assessor's Parcel No.: 416-441-047-000

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: N/A

Waterways: Intermittent streams

Airports: N/A

Railways: N/A

Schools: N/A

**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: \_\_\_\_\_

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

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: Design Approval

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

\_\_\_\_\_

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: Agriculture

**Project Issues Discussed in Document:**

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

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Permanent Grazing, 40 acres per unit, Visual Sensitivity / Permanent Grazing, 40 acre minimum

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

Combined Development Permit consisting of: 1) an After-the-fact Use Permit to allow development on slopes exceeding 25%, 2) a Use Permit to allow development on slopes exceeding 25% and 3) a Design Approval to allow the construction of a 7,452 square foot livestock barn, a 2,400 square foot storage shed, a 7,200 square foot machine and equipment shed, a 1,000 square foot livestock shed, a 216 square foot potting shed, and associated site improvements including drilling of an agricultural well, creation of a 21,869 square foot pond, installation of an on-site septic system, roof mounted solar, placement of five water tanks (above ground and below ground) totaling 152,400 gallons, and the creation and improvement of ranch roads.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

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

<input checked="" 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 type="checkbox"/> Regional WQCB # _____
<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 checked="" 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 June 24, 2024 Ending Date July 24, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Denise Duffy &amp; Associates</u>	Applicant: <u>Abalone Creek Estate LLC</u>
Address: <u>947 Cass Street Suite 5</u>	Address: <u>18000 Corral Del Cielo</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Salinas, CA 93908</u>
Contact: <u>Tyler Potter</u>	Phone: <u>(310) 782-5511</u>
Phone: <u>(831) 373-4341</u>	

Signature of Lead Agency Representative:  Date: 6/18/2024

Fionna Jensen, Senior Planner, HCD - Planning

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