

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

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

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

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 (Abalone Creek Estate LLC, File Number PLN210202) at 18000 Corral Del Cielo, Salinas (APN 416-441-047-000) (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 2<sup>nd</sup> Floor, Salinas, 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.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

The Planning Commission will consider this proposal at a meeting on a later date in the Monterey County Board of Supervisors Chambers, 168 West Alisal St, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **June 24, 2024** to **July 24, 2024**. Comments can also be made during the public hearing.

**Project Description:** 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.

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@countyofmonterey.gov](mailto:CEQAcomments@countyofmonterey.gov)

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: Fiona Jensen  
1441 Schilling Pl South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Abalone Creek Estate LLC; File Number PLN210202

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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## 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. 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. Monterey County Regional Fire Protection District
9. Monterey County Agricultural Commissioner
10. Monterey County Water Resources Agency
11. Monterey County HCD-Engineering Services
12. Monterey County HCD-Environmental Services
13. Monterey County Environmental Health Bureau
14. Abalone Creek Estate LLC, Owner
15. Brittney Schloss C/O BLS Permit Facilitation, Agent
16. Namita Bernstein (property owner within 300 feet, Notice of Intent only)
17. Sue & Bob Burnham (Notice of Intent only)
18. Dan Curran (property owner within 300 feet, Notice of Intent only)
19. Jean & Matthew Panziera (property owner within 300 feet, Notice of Intent only)
20. Jennifer Rosenthal (Notice of Intent only)
21. Keith Slama (Notice of Intent only)
22. Lisa Stewart (Notice of Intent only)
23. The Open Monterey Project
24. LandWatch Monterey County
25. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

26. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil) )
27. Juan Barboza ([jbarboza@nccrc.org](mailto:jbarboza@nccrc.org) )
28. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us) )
29. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net) )
30. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com) )
31. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com) )
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36. Mimi Sheridan ([mimisheridan@msn.com](mailto:mimisheridan@msn.com) )
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38. Michael Lozeau C/O Lozeau Drury LLP ([michael@lozeaudrury.com](mailto:michael@lozeaudrury.com) )
39. Juliana Lopez C/O Lozeau Drury LLP ([juliana@lozeaudrury.com](mailto:juliana@lozeaudrury.com) )
40. California Department of Fish & Wildlife, Marine Region ([r7ceqa@wildlife.ca.gov](mailto:r7ceqa@wildlife.ca.gov) )