

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 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 (Johnson Hal W Jr & Allison H, File Number PLN210061) at 226 Highway 1, Carmel (APN 241-182-003-000) (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 2nd 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 September 11, 2024 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 **July 11, 2024** to **August 12, 2024**. Comments can also be made during the public hearing.

Project Description:

The project would require a Combined Development Permit consisting of:

- 1) A Coastal Administrative Permit and Design Approval to allow construction of:
 - a. A 4,921 square foot single-family residence, inclusive 803 square feet of non-habitable space for an attached garage and a mechanical room, and
 - b. Associated site improvements including:
 - i. grading with 2,305 cubic yards of cut and 355 cubic yards of fill,
 - ii. an auto-court, interior courtyard, and patio area with a hot tub,
 - iii. an emergency fire access stairway,
 - iv. a foundation system consisting of micropiles, soil nails, and two retaining walls parallel to Highway 1, and
 - v. utility improvements including a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and an approximately 400 lineal foot sewer line; and
- 2) A Coastal Development Permit to allow development within 50 feet of a coastal bluff;
- 3) A Coastal Development Permit to allow removal of 6 trees, including 5 Monterey cypress (four of which are landmark trees) and 1 Monterey pine;
- 4) A Coastal Development Permit to allow 6,758 square feet of development on slopes in excess of 30%;
- 5) A Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- 6) A Variance to the required setbacks to reduce the front setback parallel to Highway 1 from 30 feet to 20; and
- 7) A Variance to the required setbacks specifically for an emergency access stairway to reduce the front setback parallel to Highway 1 from 30 feet to 2 feet and the front flag lot setback along the southern property line from 30 feet to 2 feet.

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

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: Philip Angelo
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Johnson Hal W Jr & Allison H; File Number PLN210061

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 & 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, Region 4, Renee Robison
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
9. Tom "Little Bear" Nason, Tribal Chairman of the Esselen Tribe of Monterey County
10. Carmel Highlands Fire Protection District
11. Monterey County Agricultural Commissioner
12. Monterey County Water Resources Agency
13. Monterey County HCD-Engineering Services
14. Monterey County HCD-Environmental Services
15. Monterey County Public Works, Facilities & Parks
16. Monterey County Environmental Health Bureau
17. Monterey County Sheriff's Office
18. Patrick Treanor, District Engineer, Carmel Area Wastewater District ("CAWD") (Notice of Intent only)
19. Stephanie Kister, Monterey Peninsula Water Management District ("MPWMD") (Notice of Intent only)
20. Johnson Hal W Jr & Allison H, Owner
21. Carla Hashimoto C/O Eric Miller Architects, Agent
22. Dennis Chambers (Notice of Intent only)
23. Heide Cortopassi (Notice of Intent only)
24. Alex J Lorca, Fenton & Keller (Notice of Intent only)
25. Kristie M Campbell, Fenton & Keller (Notice of Intent only)
26. The Open Monterey Project
27. LandWatch Monterey County
28. Property Owners & Occupants within 300 feet (Notice of Intent only)

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

29. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
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