

# 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 (Robert Louis Stevenson School, File Number PLN190091) at 3152 Forest Lake Road, Pebble Beach (APNs 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000; 008-031-002-000, 008-031-013-000; 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 & 008-571-013-000) (see project 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 Place 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 tentatively scheduled for October 30, 2024, in the Board of Supervisors Chambers, Monterey County Government Center at 168 W. Alisal Street, 1<sup>st</sup> Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **September 6, 2024**, to **October 7, 2024**. Comments can also be made during the public hearing.

**Project Description:** Amendment to previously approved Combined Development Permit (PLN080375) consisting of General Development Plan for the Campus Build-Out Plan and a Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to construct institutional buildings; 2) Coastal Administrative Permit & Design Approval to construct student & faculty housing; 3) Coastal Development Permit to allow removal of 148 trees; and 4) Coastal Development Permit to allow development within 100 feet of ESHA. The properties are located at 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; and 1235, 1239, 1241 & 1243 Faculty Drive; and 3151 Forest Lake Road; and 1271 & 1275 Viscaio Road; and 1223 Bristol Lane; and 1225 & 1227 Silver Court; and 1201 & 1203 Benbow Place, Pebble Beach

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@co.monterey.ca.us](mailto: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 below. 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 documents should be sent to the contact noted below 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: Mike Novo  
1441 Schilling Place South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Robert Louis Stevenson School; File Number PLN190091

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, Monterey Field Office Environmental Review, Marine Region
8. California Department of Fish & Wildlife, Region 4, Renee Robison
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. Tom Nason, The Esselen Tribe of Monterey County
11. California-American Water Company
12. Pebble Beach Community Services District
13. Pebble Beach Community Services District (Fire), Frank Espinoza
14. Monterey Peninsula Water Management District
15. Monterey County HCD-Engineering Services
16. Monterey County HCD-Environmental Services
17. Monterey County Environmental Health Bureau
18. Del Monte Forest Conservancy
19. Ed DiYanni, Robert Louis Stevenson School, Owner/Applicant ([edyanni@stevensonschool.org](mailto:edyanni@stevensonschool.org))
20. Derric Oliver, Fenton and Keller, Agent ([doliver@fentonkeller.com](mailto:doliver@fentonkeller.com))
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil) )
25. Juan Barboza ([jbarboza@nccrc.org](mailto:jbarboza@nccrc.org) )
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