

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

September 27, 2024

NOTICE IS HEREBY GIVEN that the City of Monterey has prepared a Negative Declaration, pursuant to the requirements of CEQA, for the Assembly Major Use and Amplified Music Use for 456 Lighthouse Avenue Project.



The proposed Negative Declaration, as well as referenced documents, are available for review on the City website at: monterey.gov/planning and by appointment at the City of Monterey, Planning Office, Colton Hall, 1st Floor, 570 Pacific Street, Monterey, CA 93940. To make an appointment, contact Christy Sabdo at the email address below.

In accordance with time limits mandated by State law, written comments on this Negative Declaration and Initial Study will be accepted from: September 27, 2024, through October 28, 2024. A public hearing for this project will be held on: November 12, 2024.

Project Title: Assembly Major Use and Amplified Music Use for 456 Lighthouse Avenue

Lead agency name and address: City of Monterey, 570 Pacific Street, Monterey, CA 93940

Project Description: The proposed project involves a change in use of an existing two story, 8,057-square-foot building from professional office and warehouse storage to professional office, warehouse storage, and Assembly Major Use for private events and entertainment, including indoor Amplified Music Use. This change would facilitate an increase in occupancy from 30 individuals to approximately 314 individuals and allow hosting up to 12 private auto-related events a year. Events would take place both during business hours (8 am to 6 pm) and at night (generally 5 pm to 10 pm) and would typically be three to four hours in length, not including setup or breakdown. The private auto events would host between 150-175 people per event, including staff. However, the property owner estimates three to five events per year would reach the full occupancy of approximately 314 people. The proposed project would also include construction of a new trash enclosure in the northwest corner parking lot and re-striping the parking lot to increase the number of parking spaces. No construction or modifications to the building or parking lot would otherwise occur.

For reviewing agencies:

The City of Monterey requests that you review the Negative Declaration and supporting materials and provide any appropriate comments related to your agency's area of responsibility.

The project site is not located on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision f) of that section.

For Additional Information / Return Comments to:

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DISTRIBUTION LIST

Post (Outside City Clerk's Office)

Monterey City Clerk, 580 Pacific Street, Monterey, CA 93940

County Clerk, 168 West Alisal Street, 1st Floor, Salinas, CA 93901

Electronic Submittal:

CA State Clearinghouse, CEQA Submit

Via Email to:

City Council

Planning Commission

Architectural Review Committee

Planning Secretary

Association of Monterey Bay Area Governments

California Coastal Commission

California Regional Water Quality Control Board

California Native Plant Society

Caltrans District 5

CA Department of Fish and Wildlife

CA Department of Parks and Recreation, Monterey District Superintendent

Isaac Boroquez, Chairman, Kakoon TaRuk Band of Ohlone-Costanoan Indians of Big Sur Rancheria

Jana Nason, Esselen Tribe of Monterey County

Tom Little Bear Nason, Chairman, Esselen Tribe of Monterey County

LandWatch of Monterey County

League of Women Voters

Louis J. Miranda Ramirez, OCEN Tribal Chairwoman

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Monterey Bay Air Resources District

Monterey Commercial Property Owners

Monterey County Airport Land Use Commission

Monterey County Health Department

Monterey Bay Air Resources Board

Monterey Peninsula Airport Land Use Commission

Monterey Regional Airport District

Monterey Peninsula Water Management District

New Monterey Business Association

Sierra Club, Ventana Chapter

Transportation Agency for Monterey County

U.S. Fish and Wildlife Service

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City's website: https://monterey.gov/city_hall/departments/planning/index.php