

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 # ;

Project Title: Boccone Norman B & Victoria E Igel Co-Trs and Elkhorn Slough FoundationLead Agency: County of MontereyContact Person: Mary IsraelMailing Address: 1441 Schilling Place South Building 2nd FloorPhone: (831)755-5183City: SalinasZip: 93901County: Monterey**Project Location:** County: Monterey City/Nearest Community: CastrovilleCross Streets: Elkhorn Road and Kirby Road Zip Code: 95076Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ' 48 " N / 121 ° 44 ' 40 " W Total Acres: 308Assessor's Parcel No.: 181-151-009-000 (primary)

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 1Waterways: Elkhorn SloughAirports: N/ARailways: N/ASchools: Hall District Elementary**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: 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: Combined Dev.**Development Type:** Residential: Units 1 Acres 13.5 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: Lot Line Adjustment -- 308.80 acres, three parcels**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: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Rural Density Residential Zoning Districts with 5, 10 and 40 acre minimums. General Plan Land Use designation is Residential - Rural Density

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

Combined Development Permit including 1) Coastal Administrative Permit for construction of a split-level two-story 2,676 square foot (sq. ft.) single family dwelling with attached 516 sq. ft. carport, 240 sq. ft. covered porch and an approximately 470 sq. ft. deck, 2) Coastal Administrative Permit for construction of a detached 414 sq. ft. guesthouse with a 133 sq. ft. covered porch and attached 507 sq. ft. workshop and approx. 415 sq. ft. garage, 3) Coastal Development Permit for removal of up to 20 Coast Live Oak trees (one classified as a landmark tree); and 4) Coastal Development Permit for development within 100 feet of ESHA (Pajaro Manzanita/Oak woodland). Project includes new driveway extension (approx. 4,620 sq. ft. paved and 2885 pervious pavers), new septic system, tie into existing water well system and solar power and energy storage system. The property is located at 827 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-009-000).

Coastal Development Permit to allow a Lot Line Adjustment between three (3) legal lots of record. Parcel A (Assessor's Parcel Number 181-151-009-000, 18.17 acres) will gain 0.48 acres from Parcel C (Assessor's Parcel Number 181-151-008-000, 4.7 acres) and donate 1.03 acres to Parcel C. Parcel B (Assessor's Parcel Number 181-011-022-000, 286 acres) will gain 4.09 acres from Parcel A (Assessor's Parcel Number 181-151-009-000). The resulting adjusted Parcel A, B, C shall be 13.53 acres, 290.14 acres, and 5.13 acres, respectively. The properties are located at 827 and 695 Elkhorn Road, Royal Oaks. (No address assigned to APN 181-151-008-000)

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 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 checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<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 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 May 7, 2025 Ending Date June 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Norman Boccone & Victoria Igel, Co-Trust</u>
Address: _____	Address: <u>7150 Rainbow Drive</u>
City/State/Zip: _____	City/State/Zip: <u>San Jose CA 95129</u>
Contact: _____	Phone: <u>(408) 209-1918</u>
Phone: _____	

Signature of Lead Agency Representative: /s/ Mary Israel, Supervising Planner Date: 5/5/2025

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