



**COUNTY OF MONTEREY**  
**HOUSING & COMMUNITY DEVELOPMENT**  
1441 SCHILLING PL SOUTH, 2<sup>nd</sup> FLOOR  
SALINAS, CALIFORNIA 93901

**NOTICE OF DETERMINATION**

<div style="border: 1px solid black; padding: 5px; width: 40px; text-align: center; margin-bottom: 10px;"><b>X</b></div>	<b>TO:</b> State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814	<b>FROM:</b> Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 <sup>nd</sup> Floor Salinas, CA 93901 Contact: Anna Quenga, ACIP Phone: (831) 755-5175
<div style="border: 1px solid black; padding: 5px; width: 40px; text-align: center; margin-bottom: 10px;"><b>X</b></div>	<b>TO:</b> County Clerk County of Monterey 168 West Alisal St 1 <sup>st</sup> Floor Salinas, CA 93901	<b>Lead Agency (if different from above):</b> <b>Address:</b> <b>Contact:</b> <b>Phone:</b>

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2021030671

**Project Title:** Post Ranch Inn LLC & Onesimo Parcel C LLC (PLN160047)

**Project Applicant:** Post Ranch Inn LLC & Onesimo Parcel C LLC

**Project Location (include County):** 47900 & 47998 Highway 1, Big Sur, Monterey County


**Project Description:** Combined Development Permit consisting of: 1) an Amendment to an approved General Development Plan (PLN970492) for current and future development of the facility consisting of: the relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit), relocate 12 employee housing units (6 housing units, a 3 unit staff bunkhouse and 3 management housing units), relocate spa facilities (convert the Butterfly building to a spa treatment room), repurpose the Maintenance Building into an Employee Commons Hall, and consolidate Central Service Facilities (construct a workshop and 2 staff restrooms); 2) Coastal Development Permit and Design Approval to improve an existing public trail and restroom ADA accessibility and add 138 square feet to the Reception building; 3) Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities; 4) Coastal Development Permit to allow the removal of protected trees; 5) a Coastal Development Permit to allow development within 100 feet of ESHA; and 6) a Coastal Development Permit to allow development within 750 feet of a positive archaeological site.

This is to advise that the Monterey County Planning Commission has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)

described project on August 25, 2021 and has made the following determinations regarding the above described project.  
(date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project approval is available to the General Public at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2<sup>nd</sup> Floor, Salinas, CA 93901

Signature (Public Agency): 

Title: Senior Planner

Date: August 25, 2021

Date Received for filing at OPR \_\_\_\_\_