RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY

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Notice of Impending Development

For: The Alila Ventana Big Sur (AVBS) Fuels Treatment Project

Pursuant to Public Resource Code Section 30606 and California Coastal Commission (Commission) Regulations Section 13358 and Section 13359, this letter is presented to provide Notice of Impending Development (NOID) for the Resource Conservation District of Monterey County (RCDMC) Alila Ventana Big Sur Fuels Treatment Project in Big Sur, Monterey County. Such notice must be submitted to the Commission before a public agency proposing a public works project pursuant to a certified Public Works Plan (PWP) may commence the project.

The RCDMC's Monterey County Forest Health and Fire Resilience PWP was certified by the Commission in December 2022. The PWP requires adherence to the Coastal Vegetation Treatment Standards (Coastal VTS) as part of the PWP and additional information about project design within the Monterey County Coastal Zone. The PWP also provides a streamlined mechanism for Coastal Act compliance in combination with the California Environmental Quality Act (CEQA) compliance process facilitated by the CalVTP Program Environmental Impact Report (PEIR).

The CalVTP PEIR was certified by the California Board of Forestry and Fire Protection in 2019. It evaluates the potential environmental effects of implementing qualifying vegetation treatments to reduce the risk of wildfire throughout the State Responsibility Area (SRA) in California within the CalVTP Treatable Landscape. It was designed for use by many state and local agencies and special districts to accelerate vegetation treatment project approvals by finding them to be within the scope of the PEIR through the preparation of a Project Specific Analysis (PSA). The PSA must demonstrate that the proposed activities align with those in the CalVTP, the effects of proposed vegetation treatment were analyzed in the PEIR, and Standard Project Requirements (SPRs) and mitigation measures from the PEIR will be integrated into the treatments to avoid and minimize impacts. The CalVTP PEIR provides a streamlined mechanism for CEQA compliance for vegetation treatment projects.

A PSA was prepared that evaluates this project as an activity covered by the CalVTP PEIR as required pursuant to CEQA and includes information that demonstrates consistency with the CVTS as required pursuant to the Coastal Act and PWP. The RCD of Monterey County's PWP empowers the RCD to implement fuel reduction treatments with its partners in the Coastal Zone, and the RCD has worked with Alila Ventana Big Sur (AVBS) and TSS Consultants to utilize the PWP programmatic authorization process. Specific project adherence to the Coastal VTS for the project can be found in Attachment B of the PSA.

Project Description:
The AVBS Fuels Treatment Project, located in the wildland-urban interface (WUI) area of the CalVTP Treatable Landscape, includes vegetation management actions that enhance forest stand health and help reduce the likelihood of catastrophic wildfire events within the Alila Ventana Big Sur property. Treatment

of hazardous and invasive vegetation, ladder fuels and overstocked forests, and improvement of fire resilient vegetation cover, ultimately leads to ecosystem restoration, forest health, and a return to ecological functioning pre-fire suppression. Through the implementation of vegetation management approaches, specific practices, and the preparation of proper guidance instructions, the vegetation management prescriptions (VMRx) will implement the following restorative management objectives:

- Control species compositions to achieve desirable species diversity;
- Reduce fuels to achieve a higher resistance to stand-replacing wildfire events;
- Achieve greater control over pathogen and insect impact on the resort's vegetation through species management, and;
- Achieve more effective removal of invasive plant species through the actions of both the initial treatments and recurring maintenance operations.

The project, privately funded by AVBS, will be implementing mechanical and manual treatment of redwood and coast live oak, brush/scrub, non-native grasses, and Eucalyptus removal, across approximately 62.09 acres of AVBS' property. The project will adhere to the programmatic requirements for WUI Fuel Reduction (including Defensible Space and Electrical Distribution Line fuel management activities) and Ecological Restoration vegetation treatment types under the Public Works Plan (PWP). The selective reduction of forest stand density and removal of invasive plant species, such as Eucalyptus and French broom, will help to create the desired stand structure while addressing the issue of non-native plants impacting native vegetation and increasing wildfire risk. The project avoids sensitive areas, such as watercourses and riparian zones, while adhering to the programmatic protection measures for biological and other environmental resources under the CalVTP and PWP.

The RCD, as the project proponent, is responsible for overseeing the development of the Project Specific Analysis and PWP supporting documentation, as well as providing oversight to ensure that project implementation is consistent with PWP requirements and NOID conditions. AVBS, the project funder, will contract with qualified and licensed vegetation management contractors to implement the fuel treatment and ecosystem restoration activities accordingly.

The Final Project Specific Analysis (PSA) for the Alila Ventana Big Sur Fuels Treatment Project can be found at https://www.rcdmonterey.org/public-notices-alerts.

Approval of the Alila Ventana Big Sur Fuels Treatment Project: The Resource Conservation District of Monterey County Board of Directors approved the Alila Ventana Big Sur Fuels Treatment PSA on January 24th, 2025. The PSA can be found at the RCDMC website: https://www.rcdmonterey.org/public-notices-alerts

Anticipated date for project commencement: Project implementation is anticipated to start in May of 2025 and will continue over a period of two years and include 60 days of active work. Maintenance treatments will then occur as needed (most likely annually or biennially) over subsequent years.

Contact information for the Alila Ventana Big Sur Fuels Treatment Project: Please contact Jamie Tuitele-Lewis, Forest Health and Wildfire Resilience Program Manager for the Resource Conservation District of Monterey County, email: jtlewis@rcdmonterey.org, phone: 831-975-7775.

California Coastal Commission Review: The California Coastal Commission is currently reviewing the Alila Ventana Big Sur Fuels Treatment Project per the Monterey County Forest Health and Fire Resilience Public Works Plan (PWP) Project Review and Authorization under the PWP, pgs. 30-32 (the Monterey County PWP can be viewed at https://www.rcdmonterey.org/public-notices-alerts). Consistent with the

requirements of the PWP, the Monterey County RCD notified the Commission in advance of its intent to submit a NOID for the project. After receiving the NOID, the Commission has five days to deem the NOID complete and filed or request additional information. The Commission is also responsible for reviewing the PSA and response to the Coastal VTS, and for determining whether the project is consistent with the PWP. Commission review of a proposed project is deemed complete on the date that the project is determined to be consistent with the PWP. The proposed Commission hearing to approve the PSA and act on the NOID for this project begins on March 12, 2025, and extends through March 14, 2025. The Commission staff contact for this project is:

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