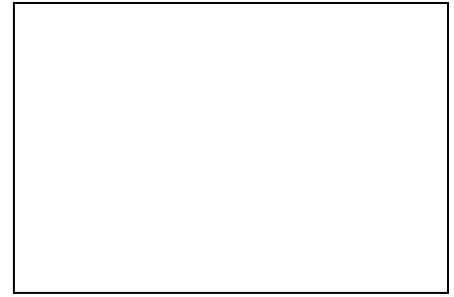


County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Mata Enrique H & Connie M Trs
<b>File Number:</b>	PLN180085
<b>Owner:</b>	Mata Enrique H & Connie M Trs
<b>Project Location:</b>	4053 Costado Road, Pebble Beach
<b>Primary APN:</b>	008-091-005-000
<b>Project Planner:</b>	Son Pham-Gallardo
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,428 two-story single family dwelling with a 780 square foot attached garage, a 772 square foot main level terrace, a 585 square foot lower level terrace, a 90 square foot covered porch, grading of approximately 487 cubic yards of cut and 181 cubic yards of fill; 2) Coastal Development Permit to allow development on slopes in excess of 30% and 3) Coastal Development Permit for the removal of 13 Monterey Pine trees and 4) Coastal Development Permit for development within 100' of Environmental Sensitive Habitat (ESHA- Rosa pinetorum and Monterey Pine forest).

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Zoning Administrator
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	October 8, 2020
<b>Review Period Ends:</b>	November 9, 2020

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025