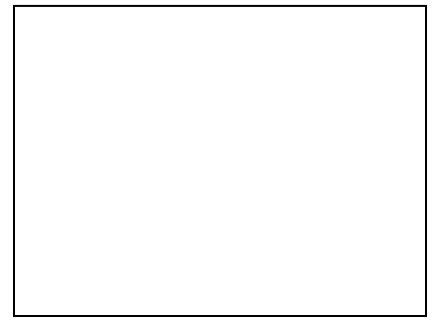


County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Green Jason E & Ann W Trs
File Number:	PLN190083
Owner:	Green Jason E & Ann W Trs
Project Location:	3334 17 Mile Drive, Pebble Beach
Primary APN:	008-423-017-000
Project Planner:	R. Craig Smith
Permit Type:	Combined Development Permit consisting of Coastal Development Permits & Design Approval
Project Description:	Construction of a new detached garage of approximately 799 square feet, conversion of the existing detached garage and guesthouse to a gym/art studio/guesthouse with additions of 350 square feet to this structure, resulting in a detached accessory structure of approximately 1,810 square feet. The project also includes new replacement landscaping and replacement hardscaping, including a replacement permeable driveway and walkways, replacement landscaping walls of approximately 4 feet maximum height, new water conserving landscaping in targeted areas, new irrigation and two (2) spas. The project site contains archaeological resources on a portion of the site that is outside the limits of disturbance related to the project.

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.

Decision Making Body:	Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	October 9, 2020
Review Period Ends:	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, 2nd Floor, Salinas, CA 93901/(831) 755-5025