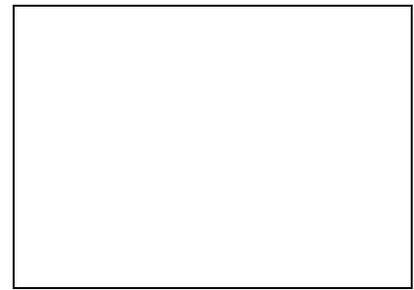


County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Barbur Peter
File Number:	PLN190088
Owner:	Peter Barbur & Tim Doody
Project Location:	48200 Coast Ridge Road, Big Sur
Primary APN:	419-031-034-000
Project Planner:	Mary Israel, Senior Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of a: 1) Coastal Administrative and Design Approval to construct an approximately 3,090 square foot one-story single family dwelling with a 540 square foot basement, 540 square foot garage, 580 square foot covered screened porch, and 3,780 square feet of covered patios, estimated grading of 5,860 cubic yards; 2) Coastal Administrative Permit for the conversion of one test well to a permanent well; 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) Coastal Development Permit to allow development on slopes in excess of 30%. The property is located at 48200 Coast Ridge Road, Big Sur (Assessor's Parcel Number 419-031-034-000), Big Sur Coast Land Use Plan, Coastal Zone.

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 6, 2021
Review Period Ends:	November 5, 2021

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025