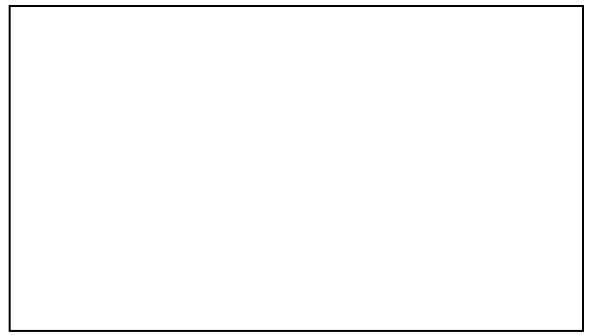


County of Monterey

State of California

MITIGATED

NEGATIVE DECLARATION



Project Title:	FEATHER CYPRESS LLC
File Number:	PLN210276
Owner:	FEATHER CYPRESS, LLC
Project Location:	3256 17 Mile Drive, Pebble Beach
Primary APN:	008-462-008-000
Project Planner:	Phil Angelo, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot one-story single-family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey cypress habitat and coastal bluff scrub); 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 5) An amendment to PLN200068, to replace Condition 8.

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:	Planning Commission
Lead Agency:	County of Monterey Housing & Community Development
Review Period Begins:	November 21, 2022
Review Period Ends:	December 21, 2022

Further information, including a copy of the Initial Study, is available at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025.