



**COUNTY OF MONTEREY**  
**HOUSING & COMMUNITY DEVELOPMENT**  
 1441 SCHILLING PL SOUTH, 2<sup>nd</sup> FLOOR  
 SALINAS, CALIFORNIA 93901

**NOTICE OF DETERMINATION**

<input checked="" type="checkbox"/>	TO: State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814	<input type="checkbox"/>	FROM: Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 <sup>nd</sup> Floor Salinas, CA 93901 Contact: Philip Angelo Phone: (831) 784-5731
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<input checked="" type="checkbox"/>	TO: County Clerk County of Monterey 168 West Alisal St 1 <sup>st</sup> Floor Salinas, CA 93901	<input type="checkbox"/>	Lead Agency (if different from above): Address: Contact: Phone:
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**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2022110478

**Project Title:** Feather Cypress LLC (PLN210276)

**Project Applicant:** Feather Cypress LLC

**Project Location (include County):** 3256 17 Mile Drive, Pebble Beach (Monterey County)

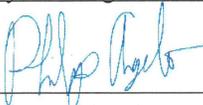
**Project Description:** Demolition of an existing 17,992 square foot single-family home with an attached two-car garage and detached 3,797 square foot gymnasium, construction of a 7,767 square foot single-family home inclusive of an attached two-car garage, 882 square foot basement, 712 square foot pool house, and associated site improvements, including a 1,433 square foot pool and spa, and an amendment to a previously approved permit (PLN200068) to delete Condition No. 8 that required recordation of a Conservation and Scenic Easement on the Property in favor of a new condition applied to this permit that incorporates and expands on the required easement. This property is located within 750 feet of a known archaeological site, within 100 feet of environmentally sensitive habitat area, and within 50 feet of a coastal bluff.

This is to advise that the County of Monterey Housing & Community Development has approved the above  
 Lead Agency or  Responsible Agency)

described project on January 25, 2023 and has made the following determinations regarding the above described project.  
 (date)

1. The project [ will  will not] have a significant effect on the environment.
2.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Mitigated Negative Declaration with comments and record of project approval, is available to the General Public at: Monterey County Housing and Community Development, 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901

Signature (Public Agency):  Title: Associate Planner

Date: January 25, 2023 Date Received for filing at OPR