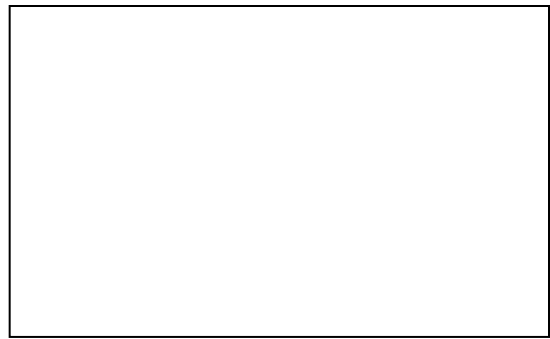


County of Monterey

State of California

MITIGATED

NEGATIVE DECLARATION



Project Title:	COASTAL INVESTMENT ENTERPRISES LLC (VIERRA CANYON SELF STORAGE)
File Number:	PLN210090
Owner:	COASTAL INVESTMENT ENTERPRISES LLC
Project Location:	17645 Vierra Canyon Road, Salinas
Primary APN:	125-171-025-000
Project Planner:	Phil Angelo, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit would consist of the following entitlements: 1) Use Permit and Design Approval to allow construction of a 57,560 square foot mini storage facility; 2) Use Permit to allow removal of five (5) protected oak trees, one of which is a landmark tree; 3) Use Permit to allow development on slopes in excess of 25 percent, consisting of regrading 4,965 square feet of manmade slopes; and 4) Use permit to allow two on-site advertising signs totaling 35 square feet in aggregate.

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:	County of Monterey Planning Commission
Lead Agency:	County of Monterey Housing & Community Development Dept
Review Period Begins:	April 21, 2023
Review Period Ends:	May 22, 2023

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.