

County of Monterey

State of California

**MITIGATED**  
**NEGATIVE DECLARATION**



<b>Project Title:</b>	BIXBY ROCK LLC
<b>File Number:</b>	PLN210228
<b>Owner:</b>	BIXBY ROCK LLC
<b>Project Location:</b>	39140 Highway 1, Monterey
<b>Primary APN:</b>	418-121-051-000
<b>Project Planner:</b>	Fionna Jensen, Senior Planner
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit would consist of the following entitlements: 1) Coastal Administrative Permit and Design Approval to allow demolition of a 4,952 square foot single family dwelling and construction of a 6,092 square foot single family dwelling and associated site improvements; 2) Coastal Development Permit to allow development within the Critical Viewshed; 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA); and 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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.

<b>Decision Making Body:</b>	County of Monterey Planning Commission
<b>Lead Agency:</b>	County of Monterey Housing & Community Development Dept
<b>Review Period Begins:</b>	April 21, 2023
<b>Review Period Ends:</b>	May 22, 2023

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