



COUNTY OF MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
 1441 SCHILLING PL SOUTH, 2nd FLOOR
 SALINAS, CALIFORNIA 93901

NOTICE OF DETERMINATION

X	TO: State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814	FROM: Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 nd Floor Salinas, CA 93901 Contact: Fionna Jensen Phone: (831) 796-6407
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X	TO: County Clerk County of Monterey 168 West Alisal St 1 st Floor Salinas, CA 93901	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): SCH# 2023040558

Project Title: Bixby Rock LLC (PLN210228)

Project Applicant: Bixby Rock LLC

Project Location (include County): 31940 Highway 1, Monterey (Assessor’s Parcel Number 418-121-051-000); Monterey County

Project Description: Combined Development Permit consisting of: 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); 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 5) a Conservation and Scenic Easement Amendment.

This is to advise that the _____ Monterey County Board of Supervisors _____ has approved the above

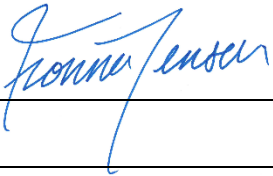
(Lead Agency or Responsible Agency)

described project on July 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 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: Senior Planner

Date: July 26, 2023

Date Received for filing at OPR _____