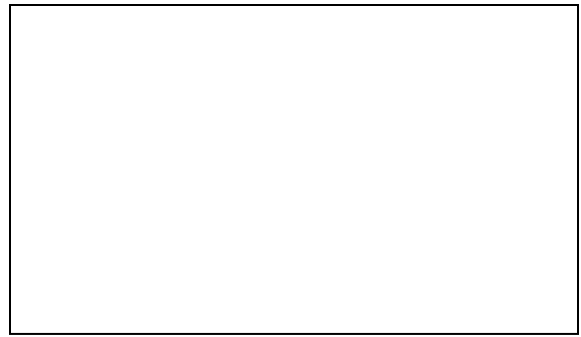


County of Monterey

State of California

MITIGATED

NEGATIVE DECLARATION



Project Title:	ZIMMERMAN DANIEL R TR (FORMERLY WATERSUN)
File Number:	PLN190100
Owner:	DANIEL R. ZIMMERMANN, TRUSTEE OF THE ZIMMERMANN GOLDBERG REVOCABLE FAMILY TRUST DATED MARCH 9, 1999
Project Location:	46720 Pfeiffer Ridge Road, Big Sur
Primary APN:	419-241-030-000
Project Planner:	Fionna Jensen, Senior Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of the following: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements including a 524 square foot patio and spa; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

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 Zoning Administrator
Lead Agency:	County of Monterey Housing and Community Development
Review Period Begins:	July 7, 2023
Review Period Ends:	August 7, 2023

Further information, including a copy of the Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025