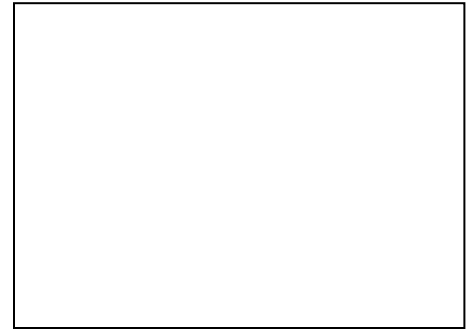


County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Big Sur CG Owner LLC
File Number:	PLN220106
Owner:	Big Sur CG Owner LLC
Project Location:	47000 Highway 1, Big Sur
Primary APN:	419-201-023-000
Project Planner:	Fionna Jensen
Permit Type:	Combined Development Permit (Coastal Development Permit)
Project Description:	Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow campground improvements including a replacement septic system and relocation of camp sites, demolition of approximately 14,824 square feet of existing campground common spaces and construction of a 10,489 square feet of campground structures including a 70 square foot gatehouse, 1,020 square foot campground general store, 2,131 square foot registration and office, 4,987 square foot campground café, 1,578 square foot recreational room, and a 705 square foot guest services building; 2) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; and 4) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

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:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	November 14, 2023
Review Period Ends:	December 14, 2023

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