

County of Monterey

State of California

**MITIGATED NEGATIVE DECLARATION**

<b>Project Title:</b>	Pedrazzi James N Tr Et Al and Pedrazzi Peter N Tr Et Al
<b>File Number:</b>	PLN210158
<b>Owner:</b>	David Pedrazzi
<b>Project Location:</b>	800 & 808 River Road, Salinas
<b>Primary APNs:</b>	167-031-003-000, 416-461-037-000, and 416-441-015-000
<b>Project Planner:</b>	Kayla Nelson, Associate Planner
<b>Permit Type:</b>	Standard Subdivision Tentative Map
<b>Project Description:</b>	Standard Subdivision Tentative Map to allow division of a 378.19-acre parcel, 38.54-acre parcel, and 5.76-acre parcel under Williamson Act Contract into six (6) parcels ranging in size from Parcel A of 11.08 acres, Parcel B of 42.52 acres, Parcel C of 69.30 acres, Parcel D of 88.27 acres, Parcel E of 40.04 acres and Remainder Parcel F of 174.49 acres, respectively. All parcels created by this subdivision will remain under Williamson Act Contract.

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>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	April 14, 2025
<b>Review Period Ends:</b>	May 14, 2025

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