

**MITIGATED NEGATIVE DECLARATION**

<b>Project Titles:</b>	Boccone Norman B & Victoria E Igel Co-Trs and Elkhorn Slough Foundation
<b>File Numbers:</b>	PLN220229 & PLN240187
<b>Owners:</b>	Norman Boccone & Victoria Igel & Elkhorn Slough Foundation
<b>Project Location:</b>	827 Elkhorn Road & 695 Elkhorn Road & third adjacent parcel without an address, Royal Oaks
<b>Primary APNs:</b>	181-151-009-000 (Primary, Parcel A), 181-011-022-000 (Parcel B) and 181-151-008-000 (Parcel C)
<b>Project Planner:</b>	Mary Israel
<b>Permit Type:</b>	Combined Development Permit
<b>Project Descriptions:</b>	<p>Combined Development Permit including 1) Coastal Administrative Permit for construction of a split-level two-story 2,676 square foot (sq. ft.) single family dwelling with attached 516 sq. ft. carport, 240 sq. ft. covered porch and an approximately 470 sq. ft. deck, 2) Coastal Administrative Permit for construction of a detached 414 sq. ft. guesthouse with a 133 sq. ft. covered porch and attached 507 sq. ft. workshop and approx. 415 sq. ft. garage; 3) Coastal Development Permit for removal of up to 20 Coast Live Oak trees (one classified as a landmark tree); and 4) Coastal Development Permit for development within 100 feet of ESHA (Pajaro manzanita/oak woodland). Project includes new driveway extension (approximately 4,620 sq. ft. paved and 2885 pervious pavers), new septic system, tie into existing water well system and solar power and energy storage system. The property is located at 827 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-009-000), North County Land Use Plan, Coastal Zone.</p> <p>Coastal Development Permit to allow a Lot Line Adjustment between three (3) legal lots of record. Parcel A (Assessor's Parcel Number 181-151-009-000, 18.17 acres) will gain 0.48 acres from Parcel C (Assessor's Parcel Number 181-151-008-000, 4.7 acres) and donate 1.03 acres to Parcel C. Parcel B (Assessor's Parcel Number 181-011-022-000, 286 acres) will gain 4.09 acres from Parcel A (Assessor's Parcel Number 181-151-009-000). The resulting adjusted Parcel A, B, C shall be 13.53 acres, 290.14 acres, and 5.13 acres, respectively. The properties are located at 827 and 695 Elkhorn Road, Royal Oaks, North County Land Use Plan, Coastal Zone.</p>

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>	May 7, 2025
<b>Review Period Ends:</b>	June 6, 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