



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

NOTICE OF DETERMINATION

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 2nd Floor
Salinas, CA 93901
Contact: Mary Israel
Phone: (831) 755-5183

TO: County Clerk
County of Monterey
168 West Alisal St 1st Floor
Salinas, CA 93901

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): 2015021054

Project Title: Signal Hill LLC (PLN100338)

Project Applicant: Signal Hill LLC C/O Massy Mehdipour

Project Location (include County): 1170 Signal Hill Road, Pebble Beach (Monterey County)

Project Description: Combined Development Permit for the "Reduced Height Project" (Alternative 9 of the Final EIR) consisting of:

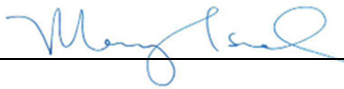
- a) Coastal Administrative Permit and Design Approval to allow demolition of an existing 4,124 square foot single family residence and the construction of a new three level 11,933 square foot single family residence including an attached three-car garage, a 986 square foot entry court, 106 square feet of uncovered terraces, approximately 2,600 square feet of covered terraces, new driveway and approximately 1,700 cubic yards of grading (1,200 cubic yards cut/500 cubic yards fill); and restoration of approximately 1.67 acre of native dune habitat;
- b) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
- c) Coastal Development Permit for development on slopes exceeding 30 percent; d) Coastal Development Permit for development within 750 feet of a known archeological resources;
- e) Coastal Development Permit for Ridgeline Development; and
- f) Coastal Development Permit for removal of three Monterey Cypress trees.

This is to advise that the County of Monterey Planning Commission has approved the above
(Lead Agency or Responsible Agency)

described project on January 25, 2023 and has made the following determinations regarding the above described project.
(date)

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.
3. Mitigation measures were made conditions of approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval are available to the General Public at: Monterey County Housing and Community Development, 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901 and <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/signal-hill-llc-mehdipour>

Signature (Public Agency): 

Title: Supervising Planner

Date: January 27, 2023

Date Received for filing at OPR _____