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 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):	2025050246
Project Title:	Boccone Norman B & Victoria E Igel Co-Trs and Elkhorn Slough Foundation
Project Applicant:	Norman Boccone & Victoria Igel and Elkhorn Slough Foundation
Project Location (include County):	827 & 695 Elkhorn Road & adjacent parcel without address, Royal Oaks, Monterey County
Project Description:	(PLN220229) Combined Development Permit consisting of: a) Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements including photovoltaic system, onsite wastewater treatment system, and driveway; b) Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, attached 507 square foot workshop and 415 square foot garage; c) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and oak woodland); d) Coastal Development Permit to allow the removal of up to 20 Coast live oak trees including 1 landmark tree. AND (PLN240187) Lot Line Adjustment among three legal lots of record, consisting of Parcel A (approximately 18.17 acres; Assessor's Parcel Number 181-151-009-000), Parcel B (approximately 286.05 acres; Assessor's Parcel Number 181-011-022-000), and Parcel C (approximately 4.58 acres; Assessor's Parcel Number 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C).

This is to advise that the County of Monterey Planning Commission has approved the above-described project
(Lead Agency)

on June 25, 2025 and has made the following determinations regarding the above described project.
(date)

1. The project [**will not**] have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [**were**] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [**was**] adopted for this project.
5. A Statement of Overriding Considerations [**was not**] adopted for this project.
6. Findings **[were**] made pursuant to the provisions of CEQA.

This Project's approval or determination became final* on August 14, 2025.
(date)

*Note - a project approval or determination becomes final when either the appeal deadline has run on the determination, or the determination was made by the final appropriate authority.

This is to certify that the Mitigated Negative Declaration with comments and responses, including a redline version which was adopted with project approval, is available to the General Public at: Monterey County Housing & Community Development – Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901

Signature (Public Agency): Mary Israel Title: Supervising Planner

Date: August 14, 2025 Date Received for filing at OPR