

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Wilkins John D & Bushra
File Number:	PLN200316
Owner:	Wilkins John D & Bushra
Project Location:	2901 Bird Rock Road, Pebble Beach
Primary APN:	007-661-005-000
Project Planner:	Mary Israel
Permit Type:	Use Permit and Design Approval
Project Description:	Design Approval for construction of a 2,340 square foot one-story single family dwelling with an attached 740 square foot, two-car garage, 200 square foot covered porch, a 66 square foot balcony, a 225 square foot gazebo, and a 575 square foot accessory dwelling unit. Additionally, site improvements include approximately 3,200 square feet of driveway (pervious pavers) and 475 square feet of impervious hardscape requiring 550 cubic yards of grading (320 cut, 230 fill) and a Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (<i>Pinus radiata</i>) and 2 living Coast Live Oak (<i>Quercus agrifolia</i>), one Acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast Live Oaks.

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:	July 11, 2025
Review Period Ends:	August 11, 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, 2nd Floor, Salinas, CA 93901/(831) 755-5025