

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING

1441 SCHILLING PL SOUTH, 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency (RMA)-Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for a Combined Development Permit (Auerbach; RMA-Planning File No. PLN190276) located at 2700 Red Wolf Drive, Carmel, Carmel Area Land Use Plan (Assessor's Parcel Number 416-011-004-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency-Planning, 1441 Schilling Place South, 2nd Floor, Salinas, California, 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-planning/resources-documents/environmental-documents/pending>.

The Monterey County Planning Commission will consider this proposal at a public hearing on a future date to be determined, in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **August 6, 2020 to September 8, 2020**. Comments may also be made during the public hearing.

Project Description: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 5,588 square foot three-story single-family dwelling with an attached 564 square foot garage, including installation of an on-site wastewater treatment system, installation of a 2,000 square foot ground-mounted photovoltaic system, conversion of a test well to a permanent domestic well, and associated grading of approximately 1,914 cubic yards of cut and fill; Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot detached guesthouse; Coastal Development Permit to allow removal of six trees (Monterey pine); Coastal Development Permit to allow development on slope exceeding 30 percent; and after-the-fact Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The RMA also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the RMA has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then

please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the RMA to ensure the RMA has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g., number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the address listed above. If you do not wish to send a follow-up hard copy, then please contact the RMA to confirm that the entire document was received.

For reviewing agencies: RMA-Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform the RMA if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency-Planning
Attn: Joseph Sidor, Associate Planner
1441 Schilling Place South, 2nd Floor
Salinas, CA 93901

Re: Auerbach; File Number PLN190276

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- ___ No Comments provided
- ___ Comments noted below
- ___ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4
7. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
8. Monterey Peninsula Water Management District
9. Native American Heritage Commission, Sacramento Office
10. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esslen Nation
11. Carmel Highlands Fire Protection District
12. Monterey County RMA-Public Works
13. Monterey County RMA-Environmental Services
14. Monterey County Environmental Health Bureau
15. Jay Auburn C/O Studio Schicketanz, Agent
16. Jonathan and Jessika Auerbach, Property Owner/Applicant
17. The Open Monterey Project
18. LandWatch Monterey County
19. Property Owners and Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

20. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
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