

Summary for Electronic Document Submittal

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# _____

Project Title: Auerbach Jonathan & Jessika

Lead Agency: County of Monterey Resource Management Agency (RMA)

Contact Name: Joseph Sidor, Associate Planner

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Project Location: 2700 Red Wolf Drive, Carmel (Carmel Highlands) Monterey
City County

Project Description (Proposed actions, location, and/or consequences).

Proposed residential development of a vacant parcel involving construction of a 5,588 square foot three-story single-family dwelling with an attached 564 square foot garage, construction of a 425 square foot detached guesthouse, 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. The project also involves development on slope exceeding 30 percent, after-the-fact development within 100 feet of environmentally sensitive habitat area, and removal of six trees (Monterey Pine).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: The site is located along Point Lobos Ridge, approximately 1.5 miles east of State Route 1 and Point Lobos State Natural Reserve. The project includes the potential for the project to be visible from public viewing areas; however, due to distance, topography, existing forest vegetation, and design, the proposed project would only be visible from these locations with the use of visual aids.

Biological Resources & Land Use and Planning: The proposed development is sited exclusively in Central Maritime Chaparral habitat. Central Maritime Chaparral is considered environmentally sensitive habitat area (ESHA) by both the California Department of Fish and Wildlife (CDFW) and the California Coastal Commission (CCC). Impacts to ESHA are anticipated as there is no feasible alternative location on the parcel to avoid such habitat. Mitigations, including restoration, habitat protection measures, and habitat management, are recommended to minimize potential impacts that would result from construction of the proposed residential development. Upon implementation of mitigation measures, impacts to special status species, sensitive natural communities and trees at the project site would be reduced to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NA

Provide a list of responsible or trustee agencies for the project.

Native American Heritage Commission (NAHC)
 California Department of Fish and Wildlife (CDFW)
 California Coastal Commission (CCC)