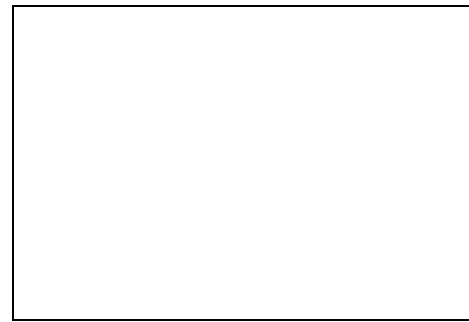


County of Monterey

State of California

**MITIGATED**  
**NEGATIVE DECLARATION**



<b>Project Title:</b>	Auerbach Jonathan & Jessika
<b>File Number:</b>	PLN190276
<b>Owner/Applicant:</b>	Auerbach Jonathan & Jessika
<b>Project Location:</b>	2700 Red Wolf Drive, Carmel (Carmel Area Land Use Plan)
<b>Primary APN(s):</b>	416-011-004-000
<b>Project Planner:</b>	Joseph Sidor, Associate Planner
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Proposed Combined Development Permit consisting of the following: 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.

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.

<b>Decision Making Body:</b>	County of Monterey Planning Commission
<b>Lead Agency:</b>	County of Monterey Resource Management Agency (RMA)
<b>Review Period Begins:</b>	August 6, 2020
<b>Review Period Ends:</b>	September 8, 2020

Further information, including a copy of the Initial Study, is available at Monterey County RMA-Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901, (831) 755-5025.