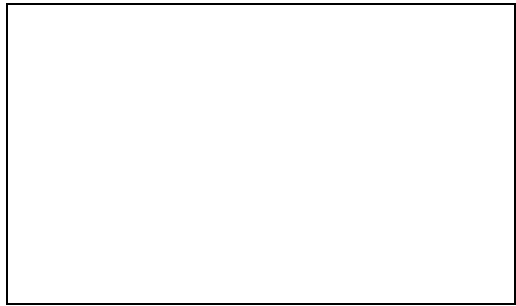


County of Monterey

State of California

MITIGATED

NEGATIVE DECLARATION



Project Title:	Love David S & Jayne D Trs
File Number:	PLN210007
Owner:	Love David S & Jayne D Trs
Project Location:	30560 Aurora Del Mar, Carmel
Primary APN:	243-331-003-000
Project Planner:	Fionna Jensen, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of the following: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 5,067 square foot two-story single-family dwelling with a 782 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot detached guesthouse; 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 4) Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area; 5) Coastal Development Permit to allow development on slopes exceeding 30 percent; and 6) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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:	County of Monterey Planning Commission
Lead Agency:	County of Monterey Housing and Community Development Department
Review Period Begins:	May 9, 2022
Review Period Ends:	June 8, 2022

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