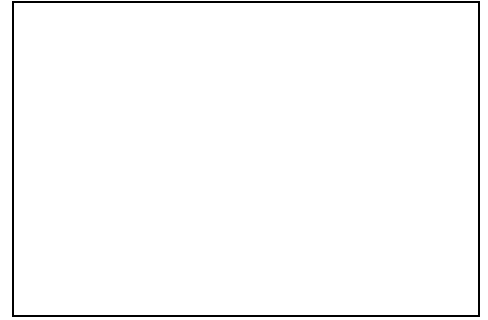


County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Big Sur Land Trust
File Number:	PLN150805
Owner:	Big Sur Land Trust
Project Location:	3400 Red Wolf Drive, Carmel
Primary APN:	416-011-007-000
Project Planner:	Son Pham-Gallardo
Permit Type:	Combined Development Permit
Project Description:	Construction of 4,640 square foot two-story single family dwelling, with an attached 1,499 square foot garage, a 205 square foot mechanical room, and associated site improvements including a driveway, hardscape and conversion of a test well to a domestic production well; development within environmentally sensitive habitat and 195 sq. ft. on slopes in excess of 30%.

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:	June 25, 2024
Review Period Ends:	July 25, 2024

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