

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: Morgenrath Martha J Tr Et Al (Blaze Engineering)

Lead Agency: County of Monterey Housing and Community Development (HCD)

Contact Name: Fionna Jensen, Senior Planner

Email: jensenf1@co.monterey.ca.us Phone Number: (831) 796-6407

Project Location: 46821 Highway 1, Big Sur (unincorporated Big Sur) Monterey
City County

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

Proposed relocation/establishment of a commercial business operation, conversion of a test well into a permanent well, construction of a 760 square foot office with a two-bedroom second story employee housing unit, a 600 square foot workshop with a 300 square foot canopy, 800 square foot storage building and associated site improvements including formalizing six public parking spots and installing two electrical vehicle charging stations. The project involves development on slopes in excess of 30%, within 100 feet of ESHA, and removal of 11 native trees.

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

In accordance with CEQA Guidelines section 15064 and 15163, an Initial Study/Mitigated Negative Declaration (SCH No. 2018091005) was prepared and adopted by the Monterey County Monterey County Board of Supervisors in May 2019 (2019 IS/MND). A Supplemental Initial Study/Mitigated Negative Declaration ("Supplemental IS/MND") has been prepared pursuant to Section 15163 of the California Environmental Quality Act ("CEQA") Guidelines to disclose the involvement of new potentially significant environmental effects which are the result of changes which have occurred in respect to circumstances under which the project is being taken. The below summary of the project's potentially significant effects is based on the contents of the Supplemental IS/MND.

Aesthetics: The project property is within view of Highway 1, and although the proposed development is exempt from Critical Viewshed requirements of the Big Sur Coast Land Use Plan (BSC LUP), the scenic and rural character of Big Sur is considered an important environmental resource. The proposed office with second story apartment, workshop, storage building would not be visible from Highway 1. The proposed white striping of the six parking spots would be consistent with the surrounding roadway markings and therefore would result in a less than significant impact. The two proposed electric vehicle charging stations would be entirely visible from Highway 1 and therefore would have the greatest potential to create a significant impact when viewed from Highway 1. A non-standard condition of approval would be applied to require installation of exterior improvements to the chargers to make them blend in with the surrounding environment. Therefore, as designed and conditioned, impacts of the Proposed Project would be less than significant.

Cultural Resources: Upon implementation of the adopted 2019 IS/MND mitigation measures, no new potential impacts to cultural resources would occur.

Biological Resources: The project site contains a Redwood Forest natural community and has the potential to contain suitable habitat for Coast range newt (CRN), Santa Lucia slender salamander (SLSS), Foothill yellow-legged frogs (FYLF), and Western Bumble Bee (WBB). The project would include the removal of 11 native trees. 2019 IS/MND Mitigation Measures 1, 3, 4, and 5 are still adequate and would be required to be implemented. 2019 IS/MND Mitigation Measure 2 was revised to accurately reflect the Proposed Project and make the prior environmental analysis adequately apply. Mitigation Measure 2 would require installation of tree protection measures and on-site approval of trenching by a biologist. Implementation of new recommended mitigations would require a qualified biologist to conduct pre-construction surveys to determine the presence of CRN, SLSS, FYLF and WBB. Upon implementation of the mitigation measure requirements, new potential impacts to special status species and sensitive natural communities 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.

Biological Resources & Land Use Planning: Interested members of the public have raised concerns regarding the project's potential impacts on environmentally sensitive habitat areas and the consistency with the Local Coastal Project.

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

California Department of Fish and Wildlife (CDFW)
California Coastal Commission (CCC)