

## 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: Knoop Michael & Michelle

Lead Agency: County of Monterey Housing & Community Development - Planning

Contact Name: Jaime Scott Guthrie

Email: [guthriejs@co.monterey.ca.us](mailto:guthriejs@co.monterey.ca.us) Phone Number: (831) 796-6414

Project Location: Carmel Valley Monterey  
*City* *County*

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

The lot line adjustment will allow development outside of the viewshed and affords the best opportunities for integrating the proposed structure into the existing landforms. Construction of a 3,515 sf SFD with a 1,115 sf detached garage and guest suite, retaining walls and patios; ground mounted PV system, new driveway, fire turnaround, underground power & water utilities, underground propane tank and septic system. Grading for construction of the residence of approximately 6,170 CY of cut and 6,170 CY of fill.

Grading for the driveway improvements approx. 9,750 CY of cut and 2,950 CY of fill. The excess 6,800 CY of fill would be exported. The main floor of the house will be constructed partially below existing grade, and the lower floor and guest suite/garage being nearly entirely below existing grade.

Ample space around the perimeter will keep the structure away from descending slopes. Portions of the structures would be buried into the uphill slope to further reduce the profile and visual impacts. A living roof and retention of existing trees on the perimeter of the proposed site would provide adequate screening.

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

Development of the residence could potentially impact the following species: Coast horned lizard, Western pond turtle, Coast-range newt, California red-legged frog (CRLF), California tiger salamander (CTS), Western burrowing owl, American badger, Monterey dusky-footed woodrat (MDFW), nesting raptors, and other protected avian species. Mitigations to ensure potential impacts would be less than significant include requirements for onsite personnel training by a qualified biologist, species-specific pre-construction surveys for potential presence of MDFW, American badger, burrowing owl, and Western pond turtle, along with appropriate handling if found onsite. Prior to initiation of any ground disturbance, the applicant/owner shall submit approved CTS and CRLF incidental take permits from the USFWS. Development of the residence could potentially impact northern curly-leaved monardella. Mitigation is to contract with a qualified biologist to supervise installation of protective fencing around individuals not in the development footprint and monitor the site at least 1x/wk until construction is complete to ensure protective fencing remains intact. If avoidance of Northern curly-leaved monardella is not feasible, then a Rare Plant Restoration Plan will be required. Note on construction plans re: potential find of paleontological resources: " In the event a previously unknown fossil is uncovered during project-related ground disturbance, all work shall cease until a certified professional paleontologist can investigate the finds and make appropriate recommendations. Recommendations shall include fossil salvage, curation, and reporting requirements. Note on construction plans re: procedures to follow in the event of potential uncovering of Tribal cultural resources, as requested by OCEN native American tribe.

Submit approved Section 404 Water Quality Certification from the USACE, Section 401 Water Quality Certification from the RWQCB, and Lake and Streambed Alteration Agreement from CDFW for jurisdictional

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

N/A

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

N/A