

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: Aeroparatus LLC

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

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Project Location: 3450 Red Wolf Drive, Carmel Monterey
City *County*

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

Proposed residential development on a vacant parcel involving construction of an approximately 3,960 square foot one-story single-family dwelling, 1,480 square foot detached garage, 1,645 square foot pool, 1,200 square foot accessory dwelling unit, and associated site improvements. The project involves development in an environmentally sensitive habitat, maritime chaparral.

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

Biological Resources & Forest Resources: The proposed development is sited within maritime chaparral habitat and the sensitive species Hookers manziniata. Maritime chaparral is considered environmentally sensitive habitat area (ESHA) by both the California Department of Fish and Wildlife (CDFW) and California Coastal Commission (CCC). Impacts to the chaparral and manzanita are anticipated as there is no feasible location on the parcel to avoid them. Mitigations, including a preservation easement, best management practices, and restoration are recommended to minimize potential impacts arising from construction and development to both the habitat area and manziniata. Inadvertent potential impacts arising from construction activity were also identified to sensitive species including a single Yadon's Pipeira onsite, Monterey pine trees onsite, Monterey Dusky-footed Woodrat which have the potential to be onsite, and raptors and nesting birds which may have the potential to be onsite. Mitigations including best management practices, protective exclusionary fencing, biological surveying and monitoring, an employee education program, and restoration if Monterey pine are harmed, are recommended to reduce potential impacts to these sensitive species to a less than significant level. Potential impacts to the biological resources onsite were also identified due to fire prevention fuel management activity. To reduce these potential impacts to a less than significant level, a mitigation requiring a fuel management plan following specific biological recommendations is recommended.

Tribal Cultural Resources: To reduce potential impacts to Tribal Cultural Resources to a less than significant level, a mitigation has been incorporated which requires that the construction plans include a note detailing procedures to be taken if human remains are discovered, including contacting the Native American Heritage Commission to identify the most likely descendent for their recommendation.

Wildfire: Vegetation removal resulting from construction operations may have the potential to increase runoff and may lead to large amounts of erosion or landslides. This is mitigated through standard county requirements for a stormwater control plan, as well as a recommended mitigation which would require the applicant to re-vegetate areas of disturbance.

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

Tribal Cultural Resources: As part of a tribal consultation between the County and the tribal representative from Ohlone/Coastanoan-Esselen Nation (OCEN), the tribal representative requested an onsite tribal monitor be present for excavation activities. However, OCEN did not provide any evidence that the site is particularly significant to the tribe, there are no known human burial sites within the project area, and the Phase I archeological report prepared for the project found no evidence of resources within or immediately surrounding the proposed development area. Therefore, the County has determined the need for a monitor is not warranted, and is recommending a mitigation requiring a note on the construction plan set detailing procedures be followed if human remains are discovered, including contacting the Native American Heritage Commission to identify the most likely descendent for their recommendation.

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

Native American Heritage Commission (NAHC)
California Department of Fish and Wildlife (CDFW)
California Coastal Commission (CCC)