

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: Love David S & Jayne D Trs

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

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Project Location: 30560 Aurora Del Mar, Carmel Monterey
(unincorporated Big Sur)
City *County*

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

Proposed residential development on a previously developed parcel involving construction of a 5,067 square foot two-story single-family dwelling, a 782 square foot attached garage, and a 425 square foot detached guesthouse. The project also involves development within 750 feet of known archaeological resources, within 100 feet of an environmentally sensitive habitat area, on slopes exceeding 30 percent, and within 50 feet of a coastal bluff.

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

Aesthetics: The project site is located in a developed residential neighborhood, and the proposed development would be consistent with other residential development on developed sites in the immediate vicinity. No project elements would be visible from a Highway 1, a designated scenic highway. The proposed development would be visible from surrounding residences, specifically to the north; however, private views are not regulated or protected under applicable Monterey County Code. Additionally, the combination of distance, topography, and design further reduce the potential visual impacts to less than significant.

Cultural Resources: The proposed development is sited in an area of known archaeological and tribal cultural resources. Although surveys and testing indicate a low potential for impacts to resources, potential impacts to cultural resources can not be ruled out. Therefore, mitigation measures are recommended to require the presence of archaeological and tribal monitors to observe all excavation and grading activities during construction, and cultural resource awareness and response training for construction personnel. Upon implementation of mitigation measures, potential impacts to cultural resources would be reduced to a less than significant level.

Biological Resources & Land Use and Planning: The project site does not contain any mapped or field-identified environmentally sensitive habitat areas or sensitive species. However, the host plant for the federally threatened Smith's blue butterfly (SBB) was observed within the project parcel (outside of the proposed development area), and this species is assumed present. The project site is also located within 50 feet of a coastal bluff; however, the project has been designed to avoid direct impacts to the coastal bluff and the adjacent aquatic marine habitat. Recommended mitigation would require installation of construction barrier fencing and erosion control measures to avoid indirect impacts to the marine habitat and the SBB host plant, and regular monitoring by a qualified biologist. Upon implementation of the mitigation measure requirements, impacts to special status species and sensitive natural communities would be reduced to a less than significant level.

Geology and Soils: The project site is located within an area of moderate to high erosion hazard, low landslide risk, and low liquefaction risk. Per the geologic and geotechnical reports prepared for the project, development of the site would not create a geologic hazard or diminish the stability of the area. The reports identified and concluded that the site is underlain with granite, the bluff is stable, the historical bluff recession rate is slow, and excavation for new structures would not adversely impact or undermine the coastal bluff; therefore, the potential impacts would be less than significant.

Wildfires: The project area is located in a State Responsibility Area (SRA) and is designated as a Very High Fire Hazard Severity Zone. To reduce wildfire risk to the project site, the proposed development would be constructed according to the latest California Building Code standards and any additional restrictions or requirements adopted locally by the Carmel Highlands Fire Protection District, including maintenance of defensible space areas within 100 feet of all project structures, consistent with CA Public Resources Code.

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

Aesthetics: Interested members of the public have raised concerns regarding the proposed structures and potential impacts on private views from residences in the Yankee Point subdivision to the north.

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)