

## 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: Feather Cypress LLC

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

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Project Location: 3256 17 Mile Drive, Pebble Beach Monterey  
(un-incorporated Del Monte Forest)  
*City* *County*

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

Proposed residential development on a previously developed parcel involving construction of a 7,767 square foot residence, 882 square foot basement and attached garage, 712 square foot pool house, 1,114 square foot pool, and 319 square foot spa within the same development footprint. The project also involves development within 750 feet of known archaeological resources, within 100 feet of an environmentally sensitive habitat area, 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.

**Cultural (Archaeological) & Tribal 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. With implementation of these 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 is located within the indigenous habitat area for Monterey cypress and two sensitive vegetation communities, Monterey cypress forest and northern coastal bluff scrub occur on the project site. 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. 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.

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

**Cultural (Historical) Resources:** The existing home was designed by a noted architect, George Washington Smith, and should it have retained integrity would have been historically significant as an example of the trend of Spanish Colonial Revival Architecture in Pebble Beach and as a notable example of the work of George Washington Smith. However, the home has lost its historical integrity and could not be considered a historical resource.

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)