

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: Maehr Ted H and Rainer Richard Scott

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

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Project Location: Unincorporated Big Sur (Carmel) Monterey
City *County*

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

After-the-fact Combined Development Permit to clear Code Enforcement case (CE080464) consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 1,472 square foot two-story single family dwelling, a detached 185 square foot accessory dwelling unit, a 857 square foot two-story barn, a 452 square foot detached kitchen and cold room, three sheds (260 square feet, 100 square feet, and 82 square feet), a 364 square foot carport/workshop, 15 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons, and three for 500 gallons), a water catchment system, on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading; 2) a Coastal Development Permit to allow removal of 3 Madrone trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel 1, 43.65 acres (Assessor's Parcel Number 418-151-005-000), and Parcel 2, 7.25 acres (Assessor's Parcel Number 418-151-006-000). The adjustment would result in two parcels of 40.43 acres (Parcel A) and 10.47 acres (Parcel B). The properties are located at 38829 and 1122 Palo Colorado Road, Carmel (Assessor's Parcel Numbers 418-151-006-000 and 418-151-006-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Impact: The Project includes the unpermitted removal of three (3) Pacific madrone trees. As discussed above, the removal of these trees consisted only of the partial removal and yet still constitute a tree removal pursuant to Monterey County Code Section 16.60.040(a). Moreover, based on the arborist report prepared by Thompson Wildlife, the removal of portions of the trees represents a potentially significant impact. Thompson Wildlife adds that the Applicant agreed to plant three five (5) gallon Pacific madrone or coast live oak trees in the vicinity of the main house.

Mitigation Measure BIO-1: To resolve code violations associated with unpermitted removal of three (3) trees, the Applicant/Owner shall replant three (3) Pacific madrone or Coast live oak trees. Replacement trees shall no smaller than five gallons. To reduce indirect impacts from the transmission of pathogens, insects, or pests; the replacement trees shall be in good health and condition. Moreover, to ensure success of tree replacement activities, trees shall be replanted during the appropriate time of year (i.e., fall-winter). All replacement trees shall be installed under the direction of a qualified biologist/arborist and shall be monitored for a duration of five (5) years to ensure successful replanting or replacement trees. The Applicant shall submit an annual report to HCD-Planning that demonstrates how replacement objectives have been met.

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

No controversies known at this time.

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

Monterey Bay Air District, California Coastal Commission