Form F

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: Bixby Rock LLC

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

Contact Name: Fionna Jensen, Senior Planner

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Project Location: 39140 Highway 1, Monterey (*City*) Monterey (*County*)

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

Combined Development Permit would consist of the following entitlements: 1) Coastal Administrative Permit and Design Approval to allow demolition of a 4,952 square foot single family dwelling and construction of a 6,092 square foot single family dwelling and associated site improvements; 2) Coastal Development Permit to allow development within the Critical Viewshed; 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA); and 4) Coastal Development Permit to allow development 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.

Biological Resources & Land Use and Planning: The project site is located adjacent to a sensitive plant and animal species (Western bubble bee, Monterey Indian paintbrush, Monterey Cypress, Smith's Bluebutterfly, seacliff buckwheat, Monterey dusky-footed woodrat). 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.

None

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

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