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: Zimmerman

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

Contact Name: Fionna Jensen, Associate Planner

Email: jensenf1@co.monterey.ca.us Phone Number: (831) 796-6407

Project Location: 46720 Pfeiffer Ridge Road, Big Sur (*City*) Monterey (*County*)

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

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements including a 524 square foot patio and spa; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

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 grassland habitat area which includes and/or supports sensitive species including Hutchinson's larkspur, Purple needle grass, and the Western bumble bee. Upon implementation of the mitigation measure requirements, the project would be consistent with the Biological Resource policies of the Big Sur Coast Land Use Plan and 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.

California Department of Fish and Wildlife (CDFW)
California Coastal Commission (CCC)