

**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: Big Sur CG Owner LLC

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

Contact Name: Fionna Jensen, Senior Planner

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

Project Location: 47000 Highway 1, Big Sur Monterey  
*City* *County*

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

Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow campground improvements including a replacement septic system and relocation of camp sites, demolition of approximately 14,824 square feet of existing campground common spaces and construction of a 10,489 square feet of campground structures including a 70 square foot gatehouse, 1,020 square foot campground general store, 2,131 square foot registration and office, 4,987 square foot campground café, 1,578 square foot recreational room, and a 705 square foot guest services building; 2) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; and 4) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

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: The Project site is located within, or adjacent to, two habitats: Redwood Forest and riparian. The Big Sur River is an important habitat to state and federally listed Steelhead, Western pond turtle, Foothill yellow legged frog, California tiger salamander, Santa Lucia slender salamander, Coast Range newt, California red-legged frog, and a variety of raptor and bird species. The Project site also contains potential habitat throughout the forested areas suitable for the Monterey dusky-footed woodrat. The Western bumble bee and Crotch's bumble bee also have a low potential to occupy the site. Implementation of Mitigation Measure Nos 1 through 10 would reduce the potential impacts to these species to a less-than-significant level.

Cultural Resources: The existing structures proposed for demolition were originally constructed in the 1950s, prior to the enactment of federal regulations which limited the use of asbestos containing materials ("ACM") and/or lead-based paint ("LBP"). Demolition of these structures could release ACM or LBP. Implementation of Mitigation Measure Nos 11 and 12 would reduce the potential impacts to these species to a less-than-significant level.

Tribal Cultural Resources: While no known Tribal cultural resources exist at the Project site, construction-related activities could potentially affect a buried Tribal cultural resource or previously unknown Tribal cultural resource. This represents a potentially significant impact that would be reduced to a less than significant level through the incorporation of Mitigation Measure No. 13.

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) United States Fish and Wildlife Service (USFWS) California Department of Housing and Community Development
--