

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 Land Trust

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

Contact Name: Son Pham-Gallardo, Senior Planner

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Project Location: 3400 Red Wolf Drive, Carmel Monterey
City *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 an approximately 3,835 square foot single family dwelling, with an attached 1,499 square foot garage, an 192 square foot detached playhouse structure, and associated site improvements including a, driveway, hardscape and conversion of a test well to a domestic production well; 2) Coastal Development Permit to allow development within environmentally sensitive habitat; 3) Coastal Development Permit to allow 195 square feet of development on slopes in excess of 30%

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

The project is located in Environmental Sensitive Habitats such as Central Maritime Chaparral, potential for Monterey dusky-footed woodrat, Western Bumble Bee and Crotch Bumble Bee habitat and Nesting of Migratory Birds. Mitigations include working with a Monterey County certified biologist to determine the impact acreage of affected Central Maritime Chaparral Habitat and preserving it on a 1:1 ratio. This shall also include a Restoration Plan to implement special-status plant species propagation/salvage/installation activities in identified restoration/mitigation areas. During nesting season (Feb.1 to Sept.15), a biologist shall conduct pre-construction survey and plan for active bird nest avoidance. County approved biologist shall implement the pre-construction Western bumblebee and Crotch bumble bee survey and active nest colony avoidance and protection requirements. The applicant shall implement the special-status wildlife monitoring and avoidance requirements. Lastly, prior to grading and during construction, the applicant shall implement Best Management Plan to protect habitats that are adjacent to the development.

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

Biology

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

N/A