

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: Johnson Hal W Jr & Allison H

Lead Agency: County of Monterey Housing & Community Development

Contact Name: Philip Angelo

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Project Location: Carmel-by-the-Sea Monterey
City *County*

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

Combined Development Permit that would allow construction of a 4,921 square foot single-family residence, inclusive of 803 square feet of non-habitable space for an attached garage and mechanical room and associated site improvements including grading with 2,305 cubic yards of cut and 355 cubic yards of fill.

The project would include development within 50 feet of a coastal bluff, removal of 6 native trees, 5 Monterey cypress and 1 Monterey pine, approximately 6,758 square feet of development on slopes in excess of 30%, development permit to allow development within 750 feet of known archaeological resources, a Variance to the required setbacks to reduce the front setback parallel to Highway 1 from 30 feet to 20, and a Variance to the required setbacks specifically for an emergency access stairway to reduce the front setback parallel to Highway 1 from 30 feet to 2 feet and the front flag lot setback along the southern property line from 30 feet to 2 feet.

The project is located at 226 Highway 1, Carmel (Assessor's Parcel Number 241-182-003-000), Carmel Area 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.

The project would have a potentially significant impact on archaeological and tribal cultural resources. While there are no known resources in the project footprint, there is an identified resource in the project vicinity which could not be precisely mapped.

Earthwork and trenching in proximity the archaeological and tribal cultural resource may impact it. Therefore construction crew cultural awareness training, cultural resources stop work procedures, and archaeological and tribal cultural monitoring are proposed mitigation measures that would ensure that work is halted and resources treated with appropriate dignity. If any resources are identified in the course of construction, another mitigation measure is proposed that would require preparation of an archaeological mitigation plan, which would prioritize avoidance of the resource as a treatment approach if feasible.

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

Tree removal
 Erosion and bluff development

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

California Department of Transportation, District 5
Carmel Area Wastewater District
Monterey Peninsula Water Management District
California Department of Fish and Wildlife, Region 4
California Native American Heritage Commission