

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: Robert Louis Stevenson School

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

Contact Name: Mike Novo

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Project Location: 3152 Forest Lake Road, Pebble Beach Monterey
City County

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

Amendment to previously approved Combined Development Permit (PLN080375) consisting of General Development Plan for the Campus Build-Out Plan and a Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to construct institutional buildings; 2) Coastal Administrative Permit & Design Approval to construct student & faculty housing; 3) Coastal Development Permit to allow removal of 148 trees; and 4) Coastal Development Permit to allow development within 100 feet of ESHA.

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

Air Quality could be impacted by the proposed construction. The mitigation includes best management practice for dust suppression, equipment limitations.

Biological Resources could be impacted by the proposed construction. The mitigation includes pre-construction surveys, avoidance measures, relocation and replanting where necessary, water quality protections, worker awareness programs, protective setback establishment for construction, and on-going monitoring during construction.

Greenhouse Gas Emissions could be impacted through operations and new construction. The mitigation includes a focus on electric facilities over other means of power and using or exceeding CalGreen Tier 2 standards.

Hazards: Potential for disturbance of asbestos containing materials and lead paint. Mitigation includes the hiring of specialists in asbestos removal and lead paint abatement.

Tribal Cultural Resources: The area is considered a cultural resource area. Mitigation includes notification of construction activities and monitoring by tribal monitors of demolition and ground-disturbing activities.

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 known.

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

California Department of Fish and Wildlife
Monterey Bay Air Resources District
Monterey Peninsula Water Management District
Coastal Commission