

## 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# 2019119074

Project Title: Haley Timothy M & McGourty Ethna C Trust

Lead Agency: County of Monterey Resource Management Agency-Planning

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Project Location: 26226 Isabella Avenue, Carmel Monterey  
*City* *County*

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

Lot Line Adjustment, including a lot merger, between three legal lots of record, resulting in two lots of 9,369 square feet and 8,587 square feet; demolition of an existing single-family dwelling and construction of a 2,661 square foot single-family dwelling and an attached two-car garage of 557 square feet, and a minor remodel and construction of a 225 square foot carport to a separate existing 865 square foot single-family dwelling.

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

Resources have been identified that will have less than significant impact with Monterey County standard conditions of approval implemented. They include Hazardous Materials (1920s construction may have asbestos and/or lead paint), Air Quality, Greenhouse Gasses, Noise, Traffic/Transportation, Water Quality, Soils and Geology.

The following have been identified to potentially significant effects, however with implementation of identified mitigation measures, the impacts would be reduced to less than significant. The proposed project would involve grading and earth disturbance to a depth of approximately two feet to prepare foundation for a new one-floor single-family dwelling in an expanded footprint from the existing single-family dwelling that will be demolished. The construction of a carport on a second existing single-family dwelling will require grading, as well. The property is within 750 feet of positive archaeological finds for Tribal Cultural Resources. The proposed mitigations are an Archaeological Monitor and Native American Tribal Monitor to be onsite during ground disturbance activity.

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

There has been some controversy that came to light at the Land Use Advisory Committee meeting at which the project's Design Approval was reviewed. Some residents and LUAC members expressed misgivings at the loss of the old house that is proposed to be demolished. A Historic Architecture assessment was done on the house, and it was not found to be architecturally or historically significant under the criteria of the National Register of Historic Places, the California Register of Historical Resources, or the Monterey County Local Register of Historical Resources. The small Tudor style house with roughly coursed stone walls has been seen in the neighborhood at this location for 100 years. The applicant has chosen architecture to replace it that retains the Tudor style and the stone walls, with similar shingle roofing.

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

N/A