# **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: <u>Is</u>	abella 2 LLC		
Lead Agency:	County of Monterey Resource Management Agency (RMA)		
Contact Name:	Joseph Sidor, Associate Planner		
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Project Location:	26308 Isabella Avenue, Carmel		Monterey
	City		County
Project Description (Proposed actions, location, and/or consequences).			
Proposed residential development of a vacant parcel involving construction of a 2,868 square foot three-			
story single-family dwelling, inclusive of a 1,250 square foot basement with attached garage and 476 square feet of deck area. The project also involves development within 750 feet of known			
archaeological resources, and removal (relocation) of four Coast Live oak trees.			
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Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

## **Tribal Cultural Resources:**

The proposed project has the potential to unearth artifacts or human remains belonging to tribal ancestors. To mitigate potential impacts to these resources, a tribal monitor shall be present during all earth disturbing activities. A proposed mitigation measure includes the following (see Draft Initial Study for details): To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure No. 2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

#### Geology and Soils:

Loose soils at the project site could become unstable upon construction and may not be able to adequately support the proposed development. Therefore, mitigation is required to address the potential impact of unstable soils. Implementation of the following mitigation measure would reduce impacts related to unstable soils to a less than significant level: Prior to preparation of the building pad, all loose soil within the proposed building pad area plus a minimum of five feet in all directions beyond the proposed building foundations shall be recompacted as necessary to 90 percent relative compaction. A qualified geotechnical engineer shall determine the depth of recompaction, if any, within the building perimeter after clearing, grubbing and basement excavation are completed. Sub-excavation and recompaction shall be extended under any proposed patios or other permanent flatwork.

### **Cultural Resources:**

The project site is considered sensitive for archaeological resources due to the presence of known sites in the immediate vicinity. Three archaeological sites are recorded in close proximity to the project site,

one of which is mapped as extending onto the project site. Three previous subsurface investigations did not result in the identification of archaeological resources within the project site. However, unanticipated discoveries are possible in unexcavated portions of the project site. Due to the sensitive nature of the project site, impacts to archaeological resources, including those that may be considered historical resources, are potentially significant. Because the project site is considered sensitive for archaeological resources, an archaeological monitor is required to be present for all project ground disturbance. Implementation of the following mitigation measure would reduce impacts related to archaeological resources to a less than significant level: To reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor shall be present during soil disturbance for basement and foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of RMA-Planning, and implemented. To facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

### Biological Resources:

Eleven coast live oak trees are present at the project site, four of which lie within the footprint of the proposed residence. To comply with Monterey County policies and regulations, project plans dated January 4, 2019 include the removal and relocation of these trees to a property located at 26346 Valley View, approximately 300 feet southeast of the project site. According to the Tree Resource Assessment, relocation of trees is preferable to replacement given the small size of the project site. This report determined that all trees proposed for relocation are in fair condition and capable of withstanding the relocation process with proper protection and monitoring. In the event of post-relocation tree death, a 60-inch boxed coast live oak shall be planted in the vicinity of the dead tree. All recommendations pertinent to the relocation process and post-relocation monitoring outlined in the Tree Resource Assessment shall apply to any replacement trees required.

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

## Tribal Cultural Resources:

The project site is known to be sensitive for subsurface resources and impacts to unknown tribal cultural resources are potentially significant.

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

Native American Heritage Commission