

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies 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 # 2020090480

Project Title: Mid-Valley Shopping Center Design Approval (PLN190140)

Lead Agency: County of Monterey

Contact Name: Craig Spencer, HCD Services Manager

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Phone Number: 831-755-5233

Project Location: Carmel Valley
City

Monterey
County

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

Facade upgrades and site improvements at the Mid-Valley Shopping Center: upgrades include new paint / change of color around the window trims and roof fascia; veneer wood siding over existing aggregate columns; the removal of the "breezeway" or overhead roof element connecting Building A and Building C; and open up 8 roof areas on Buildings A, B & C to provide better visibility of the tenant spaces. The major components of the roof structure would remain. The roof areas at 6 corners would be removed exposing the fascia and joists and substituting a bronzed aluminum decorative panel. The proposed colors include "earth-inspired soft light to medium colors." The project also includes replacement of the portions of the existing landscaping with drought-tolerant landscaping.

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

Unique Archaeological Resources

Mitigation Measure 6-1. Prior to commencement of site disturbance, the applicant shall verify that all contractors/employees involved in ground disturbing and vegetation removal activities have received training from a qualified archaeologist. The training shall address the following issues:

- a. Review the types of archaeological artifacts and resources that may be uncovered;
- b. Provide examples of common archaeological artifacts and resources to examine;
- c. Review what makes an archaeological resource significant to archaeologists, and local Native Americans;
- d. Describe procedures for notifying involved or interested parties in case of a new discovery;
- e. Describe reporting requirements and responsibilities of construction personnel;
- f. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and,
- g. Describe procedures that would be followed in the case of discovery of disturbed as well as intact

human burials and burial-associated artifacts.

Mitigation Measure 6-2. Prior to commencement of any site disturbance, the applicant shall submit to the County of Monterey Housing and Community Development – Planning Services a signed letter by a qualified archaeologist reporting the date of training and a list of names and signatures of those in attendance.

Historical Resources

No mitigation measure identified. See Section 10.0, Alternatives, of the draft EIR for discussion on Alternative 2: Design Modifications to Proposed Exterior Alterations in Compliance with the Secretary of the Interior’s Standards. Adoption of Alternative 2 by Monterey County Planning Commission, or Board of Supervisors on appeal, would reduce project impacts associated with historical resources to a less-than-significant level.

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

Although the proposed project has generated local controversy between the applicant and a local community organization over the historic significance of the Mid-Valley Shopping Center, CEQA Guidelines Section 15064 (f)(4) states, "The existence of public controversy over the environmental effects of a project will not require preparation of an EIR if there is no substantial evidence before the agency that the project may have a significant effect on the environment."

CEQA Guidelines Section 15064(g) states, "After application of the principles set forth above in Section 15064(f), and in marginal cases where it is not clear whether there is substantial evidence that a project may have a significant effect on the environment, the lead agency shall be guided by the following principle: If there is disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat the effect as significant and shall prepare an EIR."

In light of the differing conclusions of historic resource evaluations submitted by the applicant and the opposition, the County of Monterey (Lead Agency) has chosen to prepare an objective historic resource evaluation, which serves as the primary basis in this EIR for determining whether the shopping center is a historical resource under CEQA and to evaluate the proposed project's significant environmental effects.

However, the final determination of historical significance of the shopping center lies with the Monterey County Planning Commission, or the Board of Supervisors on appeal, with County staff and the County's Historic Resources Review Board, all serving in an advisory role.

In addition, the Native American Heritage Commission provided a response to the Notice of Preparation which was a standard letter about AB 52 and SB 18 consultation.

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

N/A

