

**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:  Kall Robert E & Janet Rose (Rio Vista Group LLC)

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

Contact Name:  Shawn Archbold

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Project Location:  Royal Oaks   Monterey   
*City* *County*

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

The project consists of a Combined Development Permit consisting of: 1) a Use Permit to allow the construction of four (4) 16,286 square foot apartment buildings totaling 60 units for agricultural workforce housing and 1 manager unit; and 2) a Variance to allow building site coverage exceeding 5%. The property is located at 51, 53, 55 & 57 Susan Street, Royal Oaks (Assessor's Parcel Number 117-361-016-000), North County Area Plan.

The project proposes four-hundred and eighty beds in group quarters and approximately 25.74% building site coverage.

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

The proposed project has no significant or potentially significant effects. Mitigation measures have been proposed that bring biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and utilities and service systems impacts to a less than significant level. These mitigations include biological monitoring and construction management, archaeological monitoring, potential tribal monitoring, geological building pad clearing and professional clearance requirements, an agricultural buffer, ground-borne noise analysis, capacity assessment, water use mitigation monitoring, easement and utility access, and mitigations to allow permission to connect to a county owned storm drain.

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

At the December 2, 2021 North County LUAC meeting, several concerns were brought up by the surrounding neighbors including flooding concerns, fire risk, concerns regarding transportation and access through Susan Street, and security concerns.

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

Monterey County is the responsible agency for this project.