

## 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: Myhre Arvid J Tr Et Al (DG West 1 LLC)

Lead Agency: County of Monterey Housing and Community Development – Planning

Contact Name: Fionna Jensen, Associate Planner

Email: [jensenf1@co.monterey.ca.us](mailto:jensenf1@co.monterey.ca.us) Phone Number: (831) 796-6407

Project Location: 66880 Sargents Road, San Ardo Monterey  
(unincorporated South County)  
*City* *County*

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

General Development Plan and Combined Development Permit consisting of a Use Permit to allow construction of an approximately 17.3-acre 11 megawatt alternating current solar photovoltaic (PV) facility and associated site improvements, and a Use Permit to allow development on slopes exceeding 25%. The property is located at 66880 Sargents Road, San Ardo (Assessor's Parcel Number 423-081-019-000), South County Area Plan. The project would be comprised of PV solar module blocks, as well as related and supporting facilities, including electrical collection lines, on-site service roads, gates and security fencing, and temporary construction staging areas. The project would support renewable energy initiatives established by the State of California; specifically, to reduce the need for imported power.

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

All project impacts would be less than significant or no impact for the following reasons:

- **Aesthetics:** The project site is not located in a visually sensitive area, the site is not in proximity to a state scenic highway, views of the project site are limited, and the proposed solar panels would also have anti-reflective coatings and stippled glass, which would reduce glare. Impacts to aesthetics would be less than significant.
- **Air Quality:** The project would not require new operational employees, consistent with the 2012-2015 Air Quality Management Plan. Construction and decommissioning would disturb fewer than 2.2 acres per day, and operation would not increase long-term operational criteria air pollutant emissions. The project would be conditioned to prepare a Valley Fever Management Plan, and would not result in substantial odors. Impacts to air quality would be less than significant.
- **Biological Resources:** Special-status species are not likely to occur on the project site, the project would not require any tree removal, no sensitive habitats or wildlife corridors are present on the project site, the project includes a 100-foot avoidance buffer around the adjacent drainage basin and ephemeral drainage, and the project site is not included on a local conservation plan. Impacts to biological resources would be less than significant.
- **Cultural Resources:** No historic resources, archaeological resources, or human remains are present on site, and County conditions of approval would protect unanticipated cultural resources. Impacts to cultural resources would be less than significant.
- **Energy:** The project would consume minimal energy and is supportive of the State's energy and GHG regulations. Impacts to energy would be less than significant.
- **Geology and Soils:** The project site is not located within an earthquake fault zone, structures would be required to comply with the 2019 California Building Code, the County requires implementation of

- recommendations from the Geotechnical Report, the project would comply with County Code erosion control requirements, the site does not contain expansive soils, the project would not install any sewer infrastructure or septic systems, and County conditions of approval would protect unanticipated paleontological resources. Impacts to geology and soils would be less than significant.
- Greenhouse Gas Emissions: The project would result in a net reduction of greenhouse gas emissions, and the project would be consistent with applicable plans, policies, and regulations aimed at reducing greenhouse gas emissions. Impacts to greenhouse gas emissions would be less than significant.
- Hazards and Hazardous Materials: The project would be subject to all applicable state and federal laws regarding hazardous materials transportation, would use little to no hazardous materials during operation, would not interfere with emergency response or evacuation plans, and would not include housing or new operational employees. The project site is not located within 0.25 miles of an existing or proposed school, within 2 miles of an airport, or included on a list of hazardous materials sites. Impacts to hazards and hazardous materials would be less than significant.
- Hydrology and Water Quality: The project is subject to County conditions of approval regarding erosion and spill control, would not interfere with flooding patterns, and is not located near the coast or large inland water body. Impacts to hydrology and water quality would be less than significant or no impact.
- Noise: The nearest sensitive receiver is 0.7 mile from the project site; therefore, noise and vibration from project construction and operation would be below relevant thresholds. The project site is not located within 2 miles of an airport. Impacts to noise would be less than significant.
- Transportation: Minimal, infrequent vehicle trips would occur to the project site during operation (fewer than 110 trips per day), and the project would modify existing road geometry or emergency access. Impacts to transportation would be less than significant.
- Tribal Cultural Resources: No known tribal cultural resources have been identified within the project site and County conditions of approval would protect unanticipated tribal cultural resources. Impacts to tribal cultural resources would be less than significant.
- Wildfire: The project would improve emergency access to the site, control on-site vegetation, and comply with PRC sections 4427, 4428, 4431, and 4442 regarding fire protective measures during construction. Impacts to wildfire would be less than significant.
- 

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

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

- California Department of Fish and Wildlife (CDFW)
- Central Coast Regional Water Quality Control Board