

**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: Charolais Ranch Subdivision (Chapin)

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

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Project Location: Punedale, south of Pesante Road (near the intersection of Pesante and Eagle Way) Monterey  
*City* *County*

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

Standard subdivision resulting in the creation of 29 parcels that would include 26 residential parcels and three separate open space areas. The project requires a Combined Development Permit, which would include the following:

1. Standard Subdivision Vesting Tentative Map for the division of a 130.8-acre parcel into 29 parcels that include 26 residential parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres;
2. Use Permit for development on slopes over 30 percent; and
3. Use Permit to allow the removal of 215 coast live oak trees for the construction of roads and future development of residences on the project site.

The project may additionally include a zoning amendment to add a building site-8 (B-8) zoning overlay district to ensure that the property is not further subdivided and to restrict the potential for intensification of uses beyond the first single family dwelling on the proposed 26 residential lots. Future development of residential lots would require additional permits, such as grading and building permits.

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

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Refer to the Initial Study checklist for more details

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

Groundwater in the Langley subbasin of the Salinas Valley Groundwater Basin  
 Traffic  
 Biological Resources  
 Oak Woodlands

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

- Building permits (Monterey County)
- Domestic Water Supply Permits (Pajaro Sunny Mesa Community Services District)
- California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers (USACE)
- National Pollutant Discharge Elimination System (NPDES) General Construction Permit