

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 #: _____

Project Title: 200 Manabe Ow Road Distribution Facility

Lead Agency: City of Watsonville

Contact Name: Matt Orbach

Email: matt.orbach@cityofwatsonville.org

Phone Number: 831-768-3075

Project Location: Watsonville, Santa Cruz County

City

County

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

The project proposes to construct a rectangular two-story industrial warehouse structure totaling 156,961 square feet, including a two-story office within the building containing approximately 15,900 square feet of office space and a 555-square foot receiving office, at 200 Manabe Ow Road. An additional area totaling approximately 17,360 square feet would be available on the south side of the building for a possible future expansion, although no expansion is currently proposed or included in the project. Any future expansion of the building would be subject to a separate review by the City. A new 12-foot, six-inch tall screen wall would be constructed along the northwestern boundary of the proposed truck court. A nine-foot tall decorative security fence would be constructed around the western, southern, and eastern boundary of the truck court area and exit driveway. The proposed warehouse would operate as a distribution facility that operates 24 hours per day, Monday through Friday. Proposed operations would include multiple shifts of warehouse, delivery, and office employees. The site would be accessed via two driveways along the northern border of the site.

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

Biological Resources - Less Than Significant With Mitigation (LTSWM) - MM Bio-1a (Pre-Activity Focused Survey for Santa Cruz Tarplant), Bio-1b (Avoidance Buffers), Bio-2a (Conduct Pre-Construction Survey), Bio-2b (Worker Environmental Awareness Program), Bio-2c (Install Wildlife Exclusion Barrier), Bio-2d (Vegetation Removal), Bio-2e (Construction Monitoring), Bio-2f (Relocation of California Red-legged Frog and Western Pond Turtle), Bio-2g (Daytime Restriction), Bio-2h (Food and Trash), Bio-2i (Steep-walled Holes and Trenches), Bio-2j (Prohibition of Plastic Mono-filament Netting), Bio-3a (Conduct Pre-construction Surveys for Burrowing Owls), Bio-3b (Implement Buffer Zones for Burrowing Owls), Bio-4 (Pre-Construction/Pre-Disturbance Survey for Nesting Birds), Bio-5 (Standards for Bird Safe Buildings)

Cultural Resources - (LTSWM) - MM CUL-1 (Archaeological Sensitivity Training for Construction Personnel), CUL-2 (Archaeological Monitoring During Ground Disturbing Phases of Construction), CUL-3 (Discovery of cultural, historic, or archaeological resources During Construction), CUL-4 (Inadvertent Discovery of Human Remains)

Hazards and Hazardous Materials - (LTSWM) - MM HAZ-1a (soil sampling and testing), HAZ-1b (regulatory oversight from Santa Cruz County Environmental Health Division/Site Management Plan)

Transportation - (LTSWM) - MM TRN-1a (Implementation of TDM Program), TRN-1b (VMT Mitigation Banking Program)

Tribal Cultural Resources - (LTSWM) - MM TRI-1 (Consider all Native American Archaeological Discoveries to be Significant Resources)

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

No known areas of controversy.

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

Not Applicable