

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: Coastal Enterprises LLC (Vierra Canyon Self Storage)

Lead Agency: County of Monterey Housing and Community Development (HCD)

Contact Name: Phil Angelo, Associate Planner

Email: angelop@co.monterey.ca.us Phone Number: (831) 784-5731

Project Location: 17645 Vierra Canyon Road, Salinas Monterey
City County

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

Combined Development Permit would consist of: 1) Use Permit and Design Approval to allow construction of a 57,560 square foot mini storage facility; 2) Use Permit to allow removal of five (5) protected oak trees, one of which is a landmark tree; 3) Use Permit to allow development on slopes in excess of 25 percent, consisting of regrading 4,965 square feet of manmade slopes; and 4) Use permit to allow two on-site advertising signs totaling 35 square feet in aggregate.

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 & Land Use and Planning: The project site is located adjacent to a sensitive plant and animal species (Monterey Dusky-footed woodrat). Upon implementation of the mitigation measure requirements, impacts to special status species and sensitive natural communities would be reduced to a less than significant level.

Transportation: The project would add a driveway turnout onto Vierra Canyon Road with limited corner sight distance looking east (westbound traffic). To mitigate for this, the project would stripe a two-way left-turn lane on Vierra Canyon Road along the project frontage, which would be a refuge area for vehicles and mitigate the limited sight distance 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.

Landscaping in easement west of project area.

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

Native American Heritage Commission (NAHC)
California Department of Fish and Wildlife (CDFW)