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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: 100 Manabe Ow Road Industrial Project

Lead Agency: City of Watsonville

Contact Name: Matthew Orbach

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Project Location: Watsonville, Santa Cruz County
City *County*

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

The project proposes to construct a rectangular shaped one-story industrial warehouse structure totaling 175,760 square feet, which includes 10,000 square feet of office space half of which is proposed to be located on an interior mezzanine level. The future tenant and thus specific use of the building is speculative at this time, but the proposed warehouse is anticipated to function as a distribution facility that operates 24 hours per day, 7 days per week. Future uses could include warehousing/storage for dry goods, truck trailer/container storage, or other uses permitted by the Specific Plan. The proposed building has space for 41 truck docks, located at the rear of the building. The project includes a Condition of Approval that only allows nine (9) dock packages (the kits containing the doors that allow the docks to be utilized) to be installed with the initial construction of the building. Additional dock packages may be added for the future building tenant(s), however, the Condition of Approval states that any future proposal to increase the number of dock doors would require additional permitting and subsequent CEQA review.

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) - Bio-1a (Conduct Pre-Construction Survey), Bio-1b (Worker Environmental Awareness Program), Bio-1c (Install Wildlife Exclusion Barrier), Bio-1d (Vegetation Removal), Bio-1e (Construction Monitoring), Bio-1f (Relocation of California Red-legged Frog and Western Pond Turtle), Bio-1g (Daytime Restriction), Bio-1h (Food and Trash), Bio-1i (Steep-walled Holes and Trenches), Bio-1j (Prohibition of Plastic Mono-filament Netting), Bio-2a (Focused Surveys for the Crotch Bumble Bee), Bio-2b (Regulatory Agency Consultation), Bio-3 (Pre-Construction/Pre-Disturbance Survey for Nesting Birds), Bio-4 (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)
Transportation - (LTSWM) - MM TRN-1a (Implementation of TDM Program), TRN-1b (Payment Into a 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