

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: Anthony Nicola Inc

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

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Project Location: Royal Oaks Monterey
City *County*

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

Combined Development Permit consisting of: 1) Administrative Permit to demolish an existing single family dwelling and septic system, 2) Use Permit to construct two (2) three-story buildings for thirty-four (34) two bedroom units and one (1) one bedroom unit with office totaling 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three (3) very low income level inclusionary housing units.

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

The project has the potential to interfere with the movement of native resident wildlife species (California Red-legged Frog, *Rana draytonii*, "CRLF"), as there are occurrences within 1.5 miles. Due to presence of suitable habitat and known occurrences in the vicinity, Monterey spineflower (*Chorizanthe pungens* var. *pungens*) have the potential to occur within the site. In addition, raptors and other nesting birds have the potential to nest within any of the large trees present within or adjacent to the site. Mitigation Measures to reduce these potential impacts to less-than-significant include **Mitigation Measure BIO-1: Employee Education on Biological Resources**, **Mitigation Measure BIO-2: Botanical Survey** prior to ground disturbing activities, **Mitigation Measure BIO-3: Raptor and Nesting Bird Surveys**, **Mitigation Measure BIO-4: California Red-legged Frog (CRLF) Survey**, **Mitigation Measure BIO-5: California Red-legged Frog (CRLF) Construction Monitoring and Reporting**, **Mitigation Measure BIO-6: Safe Worksite for Wildlife Movement – Best Management Practices**.

The subject property is located in a highly sensitive area that has archaeological and cultural resources. Neither historical cultural nor pre-historical archaeological resources were discovered during the Phase 1 site survey but that does not preclude the possibility of disturbance of archaeological resources during ground disturbing activities. Monterey County held consultation with local Native American Tribal Representatives. Two tribal groups expressed a need for a Native American monitor to be present to observe all excavation activities associated with development of the site and to provide cultural resources training for crew members. To mitigate for these potential impacts, the following two mitigation measures are proposed to be applied: **Mitigation Measure CULT-1: Employee Education on Cultural Resources**, **Mitigation Measure TCR-1: Tribal Monitor**.

Potential impacts to public services for the area were identified. To mitigation for this impact, County proposes **Mitigation Measure PUBLIC-1. Emergency Evacuation Plan**.

Potential impacts to the sewage treatment system for the area were identified. To mitigate for these impacts, County proposes to apply **Mitigation Measure UTIL-1: Sewer System Assessment**.

Potential impact to Aesthetics, Agriculture and Forest Resources, Air Quality, Geology and Soils, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Recreation, Transportation and Traffic, and Wildfires are less than significant through the application of standard conditions of approval for development in County of Monterey and the regional, State and Federal regulatory environment. The project has no significant environmental effects with proposed mitigation.

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

At a citizen oversight committee that advises the decision makers on development projects called the North County Land Use Advisory Committee, concerns were raised regarding changes in neighborhood character and traffic on subject street of Gonda Street.
The Office of the Agricultural Commissioner expressed concern with conflicting uses with the existing agricultural farm operation next door; the operation is planned to cease, and development of agricultural employee housing is entitled on that parcel.

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

N/A