

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: Salinas 101 LLC (The Sobel Company Inc)

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

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Project Location: Intersection of Highway 101, Sala Road & Harrison Monterey
Road, Salinas (No address assigned to parcel)
City County

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

Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.96 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including four retail buildings, three quick serve restaurants, and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.

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

Air Quality: The proposed project is located within 500 feet of sensitive receptors and the construction activities may contribute to exposures to toxic air contaminants. Implementation of mitigation measures AQ-1 through AQ-3 would reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction of the Proposed Project to a less-than-significant level.

Biological Resources & Land Use and Planning: Non-native grassland within the Proposed Project site and within the Harrison Road improvement impact area could provide marginally suitable foraging habitat for burrowing owl. *The proposed project would have a less than significant impact on candidate, sensitive, and special-status species with incorporation of Mitigation Measures BIO-1.* The Proposed Project site includes a drainage channel that crosses the site from east to west that has been subject to periodic disturbance by mowing and discing associated with maintenance of the site. *The Proposed Project would have a less than significant impact with respect to substantial adverse effects on any state or federally protected wetlands with incorporation of Mitigation Measure BIO-2.* Although not anticipated, accidental discovery of human remains may occur during construction.

Greenhouse Gas Emissions: Implementation of Mitigation Measure GHG-1 would reduce GHG emissions from the Proposed Project to below the threshold of significance of 3.82 MT CO_{2e} per year per service population.

Noise: Project noise level may exceed the County's nighttime noise standard. *Implementation of Mitigation Measure N-1 through N-3 would reduce this impact to a less-than-significant level.*

Transportation: The Traffic Impact Analysis identified that under existing plus project buildout conditions, the proposed project would result in traffic operations that would be in conflict with the County's level of service (LOS) standard. *Implementation of TI-1 would require installation of off-site circulation improvements to comply with County LOS standards.*

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

None

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

California Department of Fish and Wildlife (CDFW)
California Department of Transportation (Caltrans)
Central Coast Regional Water Quality Control Board