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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: U-Haul U-Box Facility Project at 2330 Del Monte Avenue

Lead Agency: City of Monterey

Contact Name: Christy Sabdo, AICP, Senior Associate Planner

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Project Location: Monterey (*City*) Monterey (*County*)

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

The proposed project consists of the demolition of an existing 6,250 square foot existing warehouse building and the construction of a new 20,708 square foot warehouse building to accommodate U-Haul U-Boxes.The new warehouse would be used as a distribution and storage point for U-Boxes. U-Boxes are large containers that are delivered to homes and businesses to be filled with personal items, then either stored or shipped by U-Haul. The new U-Box storage building would not be open to the public and is for storage and distribution of U-Boxes only. Other site improvements include new landscaping, stormwater improvements, removal and/or replacement of ~80,000 square feet of existing pavement, repaving and new striping of parking spaces, additional fence screening along Highway 1, relocation of outdoor storage of U-Haul vehicles for rent, installation Electric Vehicle (EV) charging stations and EV capable spaces, exterior lighting, and utility improvements.

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

Potential impacts to biological resources. Mitigation Measure 1 requires on-site tree removal and grading to occur between August 31st and March 1st of any given year to avoid the Central Coast birding season. If this schedule is not practical, the project sponsor shall fund the engagement of a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks rior to removal of trees and grading.
Potential impacts to cultural resources. Mitigation Measure 1 reuiqres standard procedures to be followed in the event of inadvertant discoveries of cultural reosurces during ground disturbance.
Potential impacts from greenhouse gas emissions. Mitigation Measure 3 would require the final improvements plans to demonstrate that no permanent natural gas infrastrucutre wil be installed to serve the new building. As deisgned and with the recommended condition of approval, the project would meet performance standard 1: no natural gas.
Potential impacts from greenhouse gas emissions. Mitigation Measure 4 would require the final improvement plans to show Electric Vehicle support infrastrucutre consistent with Tier 2 stndards and that such improvements be installed prior to approval of an occupancy permit.

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

Not Applicable.

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

Not Applicable.