

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

October 5, 2023

NOTICE IS HEREBY GIVEN that the City of Monterey has prepared a Mitigated Negative Declaration, pursuant to the requirements of CEQA, for the U-Haul U-Box Storage Facility.



The proposed Mitigated Negative Declaration, as well as referenced documents, are available for review on the City website at: www.monterey.org/planning and by appointment at the City of Monterey, Planning Office, Colton Hall, 1st Floor, 570 Pacific Street, Monterey, CA 93940. To make an appointment, contact Christy Sabdo at the email address below.

In accordance with time limits mandated by State law, written comments on this Mitigated Negative Declaration and Initial Study will be accepted from: October 5, 2023 through November 6, 2023. A public hearing for this project will be held on: November 14, 2023

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

Lead agency name and address: City of Monterey, 570 Pacific Street, Monterey, CA 93940

Project Description: The project site is a 2.84-acre parcel. 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. U-Box users would not have direct on-site access to their boxes. The existing truck rental and retail operation would continue with customers continuing to visit to rent U-Haul trucks. Other site improvements include new landscaping, stormwater improvements (i.e., new bioretention basin), removal and/or replacement of ~80,000 square feet of existing pavement (in part to meet current stormwater control standards), 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. The project includes the removal of five existing Red Flowering Gum trees (i.e., type of Eucalyptus) currently located in the parking lot islands. The trees will be replaced at a 3:1 ratio with seventeen (17) new 15-gallon Monterey Cypress trees and the addition of multiple new shrubs to be planted on the southern boundary of the project site adjacent to the Highway 1 right-of-way.

For reviewing agencies:

The City of Monterey requests that you review the Mitigated Negative Declaration and supporting materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

The project site is not located on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision f) of that section.

For Additional Information / Return Comments to:

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Sierra Club, Ventana Chapter
Transportation Agency for Monterey County
U.S. Fish and Wildlife Service

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City's website: www.monterey.org/planning