

## 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: Carmel Self Storage Investments LLC

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

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Project Location: Terminus of Center Street near Berwick Drive, Monterey  
Carmel Valley  
*City* *County*

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

Construction of a 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings) and removal of one Oak tree.

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

The construction of the self-storage facility on a vacant parcel within 200 feet of the Carmel River floodplain in an area with known archaeological resources has the potential to effect Aesthetic Resources, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Hydrology and Water Quality. Mitigation measures are proposed which can reduce impacts to Biological Resources, Cultural Resources, and Tribal Cultural Resources to less-than-significant. The Mitigation Measures are listed on a separate page.

Potential impacts to Aesthetics, Air Quality, Hydrology and Water Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Land Use and Planning, Transportation and Wildfires are mitigated by the application of standard conditions of approval which ensure the Project conforms with local, state and Federal laws.

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

Concerns were expressed at a Land Use Advisory Committee (LUAC) review of the Project at a May 1, 2023 meeting in Carmel Valley. The LUAC voted to support the Project with changes: adjust the façade and colors to minimize visual impacts, and, if possible, retain the social trail that currently crosses the south side of the vacant lot. The owner made changes to the design to reduce bulk and mass of the buildings as viewed from public roads and changed the exterior body colors to a muted palette. The owner did not offer to dedicate a public trail easement because of steep slopes and the presence of riparian habitat on the south edge of the lot. However, the owner moved the rear fence toward the rear-most building so that the path is not physically blocked. In a letter to County staff, the owner stated that an trail easement alignment would not be possible. (HCD-Planning Project Files for PLN210306)

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

N/A

**Additional Information for box 2 (briefly describing proposed mitigation measures that would reduce or avoid the project's significant or potentially significant effects).**

Biological Resources

- Mitigation Measures BIO-1 through BIO-3 would provide a site assessment of California red-legged frog (*Rana draytonii*; CRLF), an Employee Education Program for the construction crew provided by a qualified biologist, construction site protections and BMPs to lessen the likelihood that CRLF and other wildlife could be entrapped onsite, ongoing site monitoring for CRLF during preconstruction and construction activities, and reporting. If any life stage of CRLF is observed, construction activities will not commence until the USFWS is consulted and appropriate actions are taken to allow project activities to continue. These activities and avoidances would reduce impacts to less than significant.
- Mitigation Measure BIO-4 would provide a preconstruction survey for Western pond turtle (*Emys marmorata*; WPT) and special status reptiles that have the potential to occur within the project site. If any WPT is observed and an ITP is required, construction activities will not commence until the USFWS is consulted and appropriate actions are taken to allow project activities to continue. Otherwise, avoidance measures will be taken. These activities and avoidances would reduce WPT and reptile impacts to less than significant.
- Mitigation Measure BIO-5 would ensure that construction activity within close proximity to riparian habitat does not degrade the habitat through placement and ongoing inspection of exclusionary fencing placed around work areas with biologist supervision and a set of BMPs to limit impacts to the water source for the riparian habitat, the biological function of the riparian habitat, or the wildlife corridor of the habitat to less than significant.
- The implementation of BIO-1 through BIO-5 would reduce cumulative impacts to Biological Resources to less than significant and less than cumulatively considerable.

Cultural Resources

- Mitigation Measure CR-1 would require an Employee Education on Cultural Resources to be performed by a qualified archaeologist. The training shall occur within one month of the construction/tree removal activities.
- Mitigation Measure CR-2 would entail a "stop work" order for the discovery of any cultural resources and an onsite archaeological monitor during ground disturbance. If a cultural resource is discovered, the mitigation measure requires a resource-specific Cultural Resources Discovery Response Plan to be developed within one week of the determination of the extent of the cultural resource and for all monitoring and/or Plan reporting to be submitted to HCD and required agencies/offices. These activities and avoidances would reduce impacts to Cultural Resources and cumulative impacts to less than significant and less than cumulatively considerable.

Tribal Cultural Resources

- Mitigation Measure TRC-1 would require an onsite Tribal Cultural Monitor (TCM) to be contracted and present during ground disturbance. The TCM would be involved in the development of the Cultural Resources Discovery Response Plan, if needed, and would submit a monitoring report to HCD. These activities would reduce impacts to Tribal Cultural Resources and cumulative impacts to less than significant and less than cumulatively considerable.