Form F

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: Abalone Creek Estate LLC

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

Contact Name: Fionna Jensen, Senior Planner

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Project Location: 18000 Corral Del Cielo, Salinas (*City*) Monterey (*County*)

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

Combined Development Permit consisting of: 1) an After-the-fact Use Permit to allow development on slopes exceeding 25%, 2) a Use Permit to allow development on slopes exceeding 25% and 3) a Design Approval to allow the construction of a 7,452 square foot livestock barn, a 2,400 square foot storage shed, a 7,200 square foot machine and equipment shed, a 1,000 square foot livestock shed, a 216 square foot potting shed, and associated site improvements including drilling of an agricultural well, creation of a 21,869 square foot pond, installation of an on-site septic system, roof mounted solar, placement of five water tanks (above ground and below ground) totaling 152,400 gallons, and the creation and improvement of ranch roads.

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

Biological Resources: The project site and neighbor properties provide suitable upland and breeding habitat for California tiger salamander and California red-legged frog, and potential habitat for burrowing owls. The proposed project would have a less than significant impact on candidate, sensitive, and special-status species with incorporation of Mitigation Measure No. 1.
Tribal Cultural Resources: While no known tribal cultural resources exist on the Project site, construction-related activities could potentially affect buried or otherwise previously unknown tribal cultural resources. With implementation of the County's condition of approval for cultural resources (PD003B) and Mitigation Measure No. 2, the potential impact to tribal cultural resources would be less than significant.

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

Members of the public have raised concerns relating to consistency with the subject zoning district and Monterey County Code, the intensity of the proposed use, and impacts related to property value, noise, odors, water use, traffic, aesthetics, and archaeological resources.

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

Monterey Bay Air Resources District and the California Department of Fish & Wildlife.