

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: Pedrazzi James N Tr Et Al & Pedrazzi Peter N Tr Et Al

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

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Project Location: 800 & 808 River Road, Salinas
City

Monterey
County

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

Standard Subdivision Tentative Map to allow division of a 378.19-acre parcel, 38.54-acre parcel, and 5.76-acre parcel under Williamson Act Contract into six (6) parcels ranging in size from Parcel A of 11.08 acres, Parcel B of 42.52 acres, Parcel C of 69.30 acres, Parcel D of 88.27 acres, Parcel E of 40.04 acres and Remainder Parcel F of 174.49 acres, respectively. All parcels created by this subdivision will remain under Williamson Act Contract. The properties are located at 800 and 808 River Road, Salinas (Assessor's Parcel Numbers 167-031-003-000, 416-461-037-000, and 416-441-015-000), Toro Area Plan.

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

The project was found to be inconsistent with the 2010 Monterey County General Plan and Monterey County Code Title 21 Zoning Ordinance. The proposed subdivision would result in a non-conforming lot size of 11-acre Parcel A within a Farmland minimum 40-acre zoning district. Within the 2010 General Plan is the Agricultural and Wine Corridor Plan (AWCP) which would allow a minimum 5-acre lot pursuant to the development standards of Policy 3.5. However, future development of the proposed 11-acres would be required to conform with allowable uses identified within the AWCP only. Therefore, to mitigate the potentially significant effects to land use and planning for the non-conforming parcel, the project was conditioned to require Mitigation No. 1, which would Deed Restrict future development of the 11-acre parcel to conform with the AWCP development policies and plans. Furthermore, subdivision of Williamson Act land allows for a non-conforming parcel under the Subdivision Map Act pursuant to Government Code (GC) §66474.10 et seq. Additionally, pursuant to GC §66474.4(c) and GC §66474.4(d), certain findings must be made regarding the agricultural viability of the non-conforming parcel under Williamson Act Contract, and once the land is subdivided, no other homesite parcels as described in paragraph (2) of subdivision (c) may be created on any remaining parcels under contract entered into pursuant to the California Land Conservation Act of 1965 for at least 10 years following the creation of a homesite parcel pursuant to this section. Therefore, to mitigate the potentially significant effects to agricultural and forest resources, land use/planning, housing and population, the project was conditioned to require Mitigation No. 2, which would Deed Restrict development of homesites on Parcels B through F for the next 10 years.

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

N/A

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

N/A