

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: Miller Clinton F Jr. and Karen V Trust, aka "Miller Trust Commercial Project"Lead Agency: County of Monterey Resource Management Agency-PlanningContact Name: Mary Israel, Associate PlannerEmail: israelm@co.monterey.ca.us Phone Number: (831)755-5025Project Location: Royal Oaks Monterey
City *County***Project Description (Proposed actions, location, and/or consequences).**

The proposed project includes a vesting tentative map to re-subdivide 6 existing parcels into 3 parcels and a remainder parcel consisting of Lot 1) 178,695 square foot commercial building, 20,000 square foot garden center and parking; Lot 2) well & tank lot with well & storage tank for irrigation and fire flow; Lot 3) San Juan Road right-of-way conveyance to the County of Monterey. A General Development Plan includes commercial development of the retail store with 870 parking spaces on 17.069 acres. The specific retail use has not yet been determined but, for the purposes of this report, will likely be a commercial retail store with a garden center, ATM, and café services. The proposed project is anticipated to directly create approximately 400 jobs. The project includes 10,000 cubic yards of grading and an encroachment permit from Monterey County Public Works to deepen the County Stormwater Detention Basin (Assessor's Parcel number 117-381-031-000).

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

Potentially significant effects are anticipated for agriculture, air quality, energy, geology and soils, greenhouse gas emissions, public services, hydrology, transportation and circulation, and noise. Analysis will lead to development of mitigation measures, as needed. A Mitigation Monitoring and Reporting Program (MMRP), as required by Section 15097 of the CEQA Guidelines, would describe how each of the mitigation measures will be implemented and provides a mechanism for monitoring and/or reporting on their implementation to ensure compliance with environmental mitigation during project implementation and operation. A monitoring program will be included in the FEIR. If the lead agency approves the project with associated significant effects on the environment that cannot be feasibly avoided or reduced to less-than-significant levels, the County may deny the project. If it does not deny the project, the County must also adopt a Statement of Overriding Considerations that explain the benefits that outweigh the significant unavoidable environmental effects, in accordance with Section 15093 of the CEQA Guidelines.

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

No controversy is known to Monterey County staff at this time.

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

1. State Water Resources Control Board (SWRCB)
2. Regional Water Quality Control Board (RWQCB)
3. Monterey Bay Air Resources District (MBARD)
4. California Department of Fish and Wildlife (CDFW)