

2020029037

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Miller Clinton F Jr. and Karen V Trust, aka "Miller Trust Commercial Project"

Lead Agency: County of Monterey

Contact Person: Mary Israel

Mailing Address: 1441 Schilling Place, 2nd Floor

Phone: (831) 755-5025

City: Salinas

Zip: 93901

County: Monterey

**Project Location:** County: Monterey

City/Nearest Community: Pajaro

Cross Streets: San Juan and Susan Street

Zip Code: 95076

Longitude/Latitude (degrees, minutes and seconds): 36 ° 54 ' 16.74 " N / 121 ° 44 ' 488 " W Total Acres: 29

Assessor's Parcel No.: 117-381-010, 117-381-016, 117-381-027, 117-381-028, 117-381-029, 117-381-030

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: State Route 1

Waterways: Pajaro River

Airports: Railways: Schools: Pajaro Middle School

**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

Other:

☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: GGP**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_☒ Commercial: Sq.ft. \_\_\_\_\_ Acres 17.16☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Employees \_\_\_\_\_

Employees 400

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG, Energy**Present Land Use/Zoning/General Plan Designation:**

Heavy Commercial, Farmland/40 acre minimum

**Project Description:** (please use a separate page if necessary)

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board  
☐ Boating & Waterways, Department of  
☐ California Emergency Management Agency  
☐ California Highway Patrol  
☐ Caltrans District # \_\_\_\_\_  
☐ Caltrans Division of Aeronautics  
☐ Caltrans Planning  
☐ Central Valley Flood Protection Board  
☐ Coachella Valley Mtns. Conservancy  
☐ Coastal Commission  
☐ Colorado River Board  
☐ Conservation, Department of  
☐ Corrections, Department of  
☐ Delta Protection Commission  
☐ Education, Department of  
☐ Energy Commission  
☒ Fish & Game Region # 4  
☐ Food & Agriculture, Department of  
☐ Forestry and Fire Protection, Department of  
☐ General Services, Department of  
☐ Health Services, Department of  
☐ Housing & Community Development  
☐ Native American Heritage Commission

☐ Office of Historic Preservation  
☐ Office of Public School Construction  
☐ Parks & Recreation, Department of  
☐ Pesticide Regulation, Department of  
☐ Public Utilities Commission  
☒ Regional WQCB # 3  
☐ Resources Agency  
☐ Resources Recycling and Recovery, Department of  
☐ S.F. Bay Conservation & Development Comm.  
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy  
☐ San Joaquin River Conservancy  
☐ Santa Monica Mtns. Conservancy  
☐ State Lands Commission  
☐ SWRCB: Clean Water Grants  
☒ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☐ Tahoe Regional Planning Agency  
☐ Toxic Substances Control, Department of  
☐ Water Resources, Department of  
  
☒ Other: Monterey Bay Air Resources District  
☐ Other: \_\_\_\_\_

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 11, 2020

Ending Date March 12, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: EMC Planning

Address: 301 Lighthouse Avenue # C

City/State/Zip: Monterey, CA 93940

Contact: Sally Rideout

Phone: 831-649-1799

Applicant: County of Monterey

Address: 1441 Schilling Place, 2nd Floor

City/State/Zip: Salinas, CA 93901

Phone: 831-755-5025

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 2/7/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.