

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: Café Tori Investments LLC (Harvest Moon Agricultural Employee Housing)

Lead Agency: County of Monterey Resource Management Agency-Planning

Contact Name: Cheryl Ku

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Project Location: 800 & 801 Rossi Street, Salinas Monterey
City *County*

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

The proposed project involves a Use Permit and General Development Plan for the construction of a 150 unit agricultural employee housing complex in Heavy Industrial and Public Quasi Public zoning in the Boronda Community Area. The project is designed to accommodate up to 1,200 employees. The project also includes a Lot Line Adjustment between two legal lots of record of approximately 48.65 acres (APN 261-011-026-000) and 8.98 acres (APN 261-011-024-000), resulting in two parcels of approximately 51.81 (Parcel 1) acres and 5.81 acres (Parcel 2). The property is located on the north west side of North Davis Road, Salinas, near the intersection of Rossi Street and Davis Road, Greater Salinas 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 has the potential to cause significant effects in the following areas. All potential effects will be reduced to a less than significant level with incorporated mitigation measures. Air Quality—emissions of dust will be controlled through implementation of a fugitive dust control plan. Cultural Resources—procedures for inadvertent discovery of artifacts or human remains will be included on construction plans, and a subsurface investigation by a cultural monitor will occur prior to the start of grading or construction. Geology and Soils—recommendations in the geotechnical report for foundation design and designs in conformance with the California Building Code and the Seismic Zone 4 Building Code will ensure no significant impacts from seismic related ground failure, unstable soils, or expansive soil. Hydrology and Water Quality—a stormwater control plan, reviewed by a registered professional engineer will ensure no significant impacts related to alteration of existing drainage patterns of the area. Noise—implementation of best practices for limiting construction noise and designation of a “disturbance coordinator” will ensure construction noise will not be a significant impact. Additionally, construction of specific exterior walls with STC/OITC will ensure occupants are not exposed to significant noise impacts. Transportation—construction of improvements to the Rossi Street/Davis Road intersection and an irrevocable offer of dedication to accommodate the future Rossi Street extension will ensure no significant impacts result from conflicts with and plans, ordinances, or policies addressing the circulation system. Tribal Cultural Resources—procedures for inadvertent discovery of artifacts or human remains will be included on construction plans.

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 responsible or trustee agencies for the project.

N/A