

Notice of Preparation

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MONTEREY COUNTY CLERK  
DEPUTY

Notice of Preparation

To: Responsible Agencies/Interested Parties

From: County of Monterey RMA

1441 Schilling Place South, 2nd Floor

Salinas, CA 93901

(Address)

(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The County of Monterey

will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ( is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Mary Israel, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Miller Clinton F. Jr. & Karen V. Trust, "Miller Trust Commercial Project"

Project Applicant, if any: Miller Trust c/o Chuck Allen

Date February 10, 2020

Signature

Title Associate Planner

Telephone 831-755-5025

Please see attachment and figures for project description, location, and potential environmental effects.

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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## Miller Trust Commercial Project EIR Notice of Preparation

### PROJECT LOCATION AND SETTING

The proposed project is located at 235 San Juan Road in unincorporated Monterey County in the community of Pajaro, a census-designated place located on the south bank of the Pajaro River, approximately five miles northeast of the river mouth and Monterey Bay. The community of Pajaro is located approximately one-half mile southeast of the City of Watsonville, approximately 12 miles southeast of the community of Aptos, approximately 12.5 miles northwest from the community of Prunedale, and approximately six miles northeast of the community of Moss Landing. [Figure 1, Location Map](#), shows the regional setting of the project site.

### Existing Site Conditions

The project site is comprised of Assessor's Parcel Numbers 117-381-010-000, 117-381-016-000, 117-381-027-000, 117-381-028-000, 117-381-029-000 and 117-381-030-000). The 29-acre project site has historically been used for a variety of purposes including large equipment repair and sales, a World War II-era garment factory and more recently, agriculture and agriculture-related uses. Approximately 4.6 acres of the site are developed with warehouse and storage buildings, an office, and other ancillary buildings and structures associated with the current agricultural use of the site. Structures and storage areas for the agricultural use of the site are located on the southern portion of the site adjacent to San Juan Road. Portable shade structures are present over berry crops at the southeast corner of the parcel. Access from the site to San Juan Road is provided by one driveway. The portion of the project site upon which the proposed development would occur is located within the 100-year flood plain of the Pajaro River, and development of the site is subject to compliance with minimum flood protection standards. The topography of the overall project site is relatively flat and drainage from the site flows generally southeast. Existing site conditions are presented in [Figure 2, Aerial Photograph](#).

## **Surrounding Land Uses**

The project site is bound by the Pajaro River to the north, agricultural fields and one residence, to the east, San Juan Road, several residences and agricultural uses to the south, and an auto repair shop, residential neighborhood, and a drainage basin facility owned and operated by the Monterey County (Assessor's Parcel Number 117-381-031-000) to the west.

## **General Plan Land Use Designation and Zoning**

The application for the proposed project was deemed complete by Monterey County staff on July 14, 2006 under the 1982 Monterey County General Plan (1982 General Plan); however, the project was put on hold due to the subsequent economic downturn. In 2019, the applicants decided to move forward with the project. The environmental impacts of the proposed project are correspondingly being evaluated under the 1982 General Plan.

The 1982 General Plan land use designations for the project site are Heavy Commercial (7.36 acres) and Farmland, 40-acre minimum (21.73 acres). The project site is located within the North County Planning Area, non-coastal zone; the 7.36-acre portion of the site is located within the Pajaro Redevelopment Project Sub-Area, as discussed in greater detail below. The site is zoned for Heavy Commercial and Farmland uses. The proposed lots, and existing general plan land use designations and zoning designations are shown in [Figure 3, Proposed Lot Configuration](#).

## **Implementation Plan for the Boronda and Castroville-Pajaro Redevelopment Areas (County of Monterey 2010).**

The project site is within the boundary of Opportunity Area 3 identified in the *Development Support Plan - Pajaro California, Volume 1* (County of Monterey Housing and Redevelopment Agency 2003), which is a background component of the *Redevelopment Agency of the County of Monterey Implementation Plan for the Boronda and Castroville-Pajaro Redevelopment Areas* (County of Monterey 2010) (Pajaro implementation plan). The Pajaro implementation plan area was originally referred to as the Pajaro Redevelopment Area.

On February 1, 2012, the Redevelopment Agency of the County of Monterey was dissolved. The Board of Supervisors of the County of Monterey elected to serve as the Successor Agency to the former Redevelopment Agency. An Oversight Board was formed pursuant to State Law and meets from time to time to take actions as required by State Law.

The Redevelopment Agency's initial plan for the Pajaro area was adopted in 1995, the second plan was adopted in 2000, and the third plan was adopted in 2005. Although the redevelopment agency and California redevelopment law no longer exists, the Monterey County Board of Supervisors is the successor agency authorized to oversee the implementation of the Pajaro implementation plan. The Pajaro implementation plan is the County's fourth iteration of a redevelopment plan for the community covering the years 2010-2015, and is the most current

adopted plan setting forth redevelopment priorities, goals, policies, and programs for the removal of blight and other conditions in the Pajaro community.

## **PROJECT DESCRIPTION**

The proposed project includes a General Development Plan and a vesting tentative map, commercial development, new and updated utility infrastructure, and off-site improvements.

### **Vesting Tentative Map**

The proposed vesting tentative map would re-subdivide the 29.1-acre subject property to create two lots for use in the proposed development project, totaling 17.16 acres, a small lot in the San Juan Road right-of-way of 0.33 acres, and a remainder parcel of approximately 11.6 acres. The lots (refer to Figure 3) that would be created by the proposed vesting tentative map are as follows:

- Lot 1 (17.069 acres), to accommodate the proposed commercial portion of the project site and required parking;
- Lot 2 (0.096 acres), to accommodate a water well and tank facility to be retained for irrigation and fire flow purposes on Lot 1;
- Lot 3 (0.330 acres), which consists of land owned by the applicant upon which San Juan Road was constructed. This land would be dedicated to the County and would avoid costs to the public from acquiring the property; and
- An 11.6-acre remainder parcel (not part of the proposed commercial project).

The vesting tentative map is presented in [Figure 4, Preliminary Vesting Tentative Map](#).

### **General Development Plan**

The General Development Plan sets forth the uses on the project site, proposed improvements, land dedications, easements, on-site circulation, provision of public services, and off-site improvements. Lot 1 would be developed with a 189,092-square foot commercial building with garden center and a 10.05-acre parking lot (total area 17.069 acres), Lot 2 consists of a well and storage tank lot for irrigation and fire flow (0.096 acres) associated with the development of Lot 1, and Lot 3 includes a San Juan Road right-of-way conveyance to the County of Monterey (0.330 acres). The 11.6-acre remainder parcel is identified on the vesting tentative map, but no development is proposed on this lot.

### **Grading**

All buildings and paved areas at the front of the site (Lot 1) would be demolished and utility lines temporarily capped. All areas of proposed Lot 1 and Lot 2 would be graded to accommodate the proposed commercial development improvements.

## **Commercial Development**

The proposed commercial retail development would be placed on Lot 1, with the commercial building located on the west side of Lot 1. The proposed commercial building would occupy the portion of Lot 1 that is located within the Pajaro Redevelopment Area (refer to Figure 2) and that is zoned for Heavy Commercial uses. Parking is proposed at the rear and east side of the new store building on land zoned for Farmland uses. The proposed site plan is illustrated in [Figure 5, Proposed Commercial Project Site Plan](#).

## **Building Siting and Screening**

The long axis of the rectangular building would be oriented perpendicular to San Juan Road; the distance between the front of the building and San Juan Road would be approximately 95 feet; the distance between the west side of the building and adjoining residential properties on Susan Street would be approximately 60 feet. A landscape buffer and screen wall are proposed on the west side of the building to provide screening to the residents of the adjoining properties. The proposed building height would be 28 feet for much of the length of the building, including a roof parapet that would screen rooftop mechanical equipment. The portion of the building closest to San Juan Road would be 34 feet tall near the customer entrance. The proposed distance between the north side of the building and the Pajaro River levee is approximately 475 feet.

## **Conceptual Landscape Plan**

Six non-native ornamental trees are proposed to be removed: two avocados, one apricot, one English walnut, one holly, and one spruce. The proposed project includes a landscaping plan that utilizes drought tolerant/resistant plantings and non-potable irrigation as a conservation measure to minimize water use. The landscape concept provides screening for the building and parking lot areas. The landscape plan includes some general notes regarding outdoor lighting luminosity, fixture height, placement, and shielding.

## **Access and Parking**

Four vehicle entry points are proposed from San Juan Road. The primary entrance would consist of four lanes (two in and two out) near the eastern boundary of the site, and may be signalized. This entrance would also provide access to the remainder parcel to the north. A second right-turn only driveway is proposed near the midpoint of the site frontage; a transit stop with pull-through access is located between the south side of the new building and San Juan Road; emergency vehicle access driveway is provided on the west side of the building. Loading docks are located at the northeast corner of the new building near the rear of Lot 1; truck deliveries would use the four-lane access along the west side of the proposed parking lot. All access points to Lot 1 and Lot 2 would utilize San Juan Road.

The proposed project would provide 870 parking spaces, including 28 employee carpool spaces and 20 handicap-accessible spaces located near the building entrances. Parking for the commercial building would be provided in a surface parking lot on the east and north sides of the building in Lot 1. The commercial use is expected to attract about 5,000 customers per day. The General Development Plan would encourage reduced vehicle miles travelled to the project site through the following project features:

- transit stop with a pedestrian shelter between the building and San Juan Road;
- 28 employee carpool spaces to encourage employee ride-sharing;
- bicycle racks adjacent to the front of the building;
- sidewalk improvements connecting to existing sidewalks west of the project site; and
- in-store amenities, including an ATM and food service.

### **Utility Infrastructure**

The project site has existing water and sewer lines; however, storm water drainage and fire suppression improvements will be required on the site. All new utility lines, including overhead utility lines, would be placed underground. A portion of the project will need to be annexed into Pajaro Sunny Mesa Community Services District (PSMCSD). Non-potable water for irrigation and fire flow purposes would be provided by the proposed well located on Lot 2. Lot 2 would be improved with a storage tank sufficient to meet this need and distribution lines leading to Lot 1.

Storm water would be captured from the buildings and parking lots on Lot 1 and conveyed to the existing County drainage basin, which is located north of proposed Lot 1. The depth of the basin would be increased by about four feet to create capacity sufficient to handle storm water from Lot 1. Soils excavated from the basin would be used to raise the elevation of the project site above the Federal Emergency Management Agency 100-year flood zone. Existing pipeline and access easements to the County-owned drainage basin would remain in effect with vehicle access provided via an existing farm road on the remainder parcel that would be accessible from a driveway extension near the northeast corner of Lot 1. The existing sewer line easement to the adjoining property to the east would remain in place within a proposed 30-foot wide conservation easement that runs north-south along the eastern side of the entire site.

### **Off-site Improvements**

As discussed above, the proposed project would deepen the existing Monterey County drainage basin located to the north of proposed Lot 1 to accommodate storm water from the site. New curb cuts, sidewalks, and entry driveways, water, sewer, and storm drainage facilities, and undergrounding of overhead transmission line improvements, will be constructed along the

project frontage on San Juan Road. Streetlights would be provided along frontages consistent with the County requirements for utility infrastructure improvements in Pajaro. The proposed project includes a request to annex the proposed utility infrastructure improvements into the Pajaro Redevelopment Area utility district if it is not already within the utility district, so that undergrounding of overhead utilities along the project frontage may qualify for funding programs through Monterey County.

## **POTENTIAL ENVIRONMENTAL EFFECTS**

The County has determined that an EIR be prepared to evaluate the direct and indirect physical environmental impacts resulting from the proposed project. Therefore, the County will prepare an EIR.

In accordance with CEQA Guidelines section 15125(d), this EIR will include identification and discussion of inconsistencies between the proposed project and the 1982 General Plan, and other specific and regional plans. The application for the proposed project was deemed complete by Monterey County staff on July 14, 2006, under the 1982 General Plan; however, the project was put on hold due to the subsequent economic downturn. In 2019, the applicants decided to move forward with the project. The EIR discussion will include a policy consistency analysis for the 1982 General Plan and the North County Area Plan (1985).

The types of probable environmental effects and the scope of analysis associated with construction and implementation of the proposed project are summarized below.

### **Aesthetics**

The proposed project would alter the existing visual character of the project site. The project will be required to establish and achieve performance standards for light levels at the property line to determine impacts from light and glare, particularly to the nearby Pajaro River riparian area, the adjacent residential neighborhood to the west, and to traffic on San Juan Road. The applicant prepared photographic simulations and a visual impact assessment is being prepared to assess effects to visual resources. The findings of the visual impact assessment will be incorporated into the EIR discussion, which will review the existing and proposed visual character and quality of public viewsheds and the project site, identify sensitive viewer groups and the duration of exposures. This section of the EIR will identify potential impacts to visual resources and present mitigation measures to reduce identified significant impacts to a less-than-significant level.

### **Agriculture**

The proposed project would convert Prime Farmland to an urban use. The EIR will include a review of the 1982 General Plan and the North County Area Plan for applicable policies, and will identify soil types, existing crops and water supply, and quantify the loss of Prime

Farmland using the California Department of Conservation Important Farmlands Mapping Program data. The discussion will address the conversion of Prime Farmland, and address whether the project would conflict with existing zoning for agricultural use or with a Williamson Act contract. The EIR analysis will identify potential impacts to agricultural resources and present mitigation measures as appropriate.

## **Air Quality**

The proposed site is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (air district). The proposed project would result in an increase in criteria air emissions during its operations, primarily through new vehicle trips generated by development of the project site. Emissions would also be generated during construction of the proposed project. This section of the EIR will include quantification and evaluation of project air quality impacts using Monterey County and the air district's air quality management plans and CEQA guidance documents. Modeling will be conducted using the California Emissions Estimator Model (CalEEMod) to provide an estimate of criteria air pollutant emissions based on the development type and capacity of the proposed project. Both construction and operational impacts will be addressed, and the results of the modeling will be incorporated into the EIR. The EIR discussion will also evaluate consistency of the proposed project with applicable air quality plans. This section of the EIR will identify potential impacts to air quality and present mitigation measures as appropriate.

## **Biological Resources**

The project site is completely disturbed, either by agricultural production on the F/40-zoned parcels or by farm-related development on the Heavy Commercial-zoned parcels. Six non-native ornamental trees are proposed to be removed: two avocados, one apricot, one English walnut, one holly, and one spruce.

A reconnaissance-level biological resources field survey of the project site will be conducted in order to (1) identify the principal plant communities present; (2) evaluate the potential for special-status species and habitats, wildlife movement corridors, jurisdictional wetlands/waterways, regulated trees, and other significant biological resources to occur; and (3) identify and map any observed locations of special-status species and/or habitats. This section of the EIR will describe existing habitats and plant and animal species found in the project area, and the occurrence of and/or potential for special-status species and their habitats. Maps will be prepared illustrating habitat types and the location(s) of special-status species occurring in the project area, if necessary. The EIR analysis will identify potential impacts to biological resources and present mitigation measures as appropriate.



## **Cultural Resources**

The project site is located within a High Archaeological Sensitivity area. A Preliminary Archaeological Reconnaissance report and Phase One Historic Assessment has been prepared for the project using Monterey County review criteria. The report and assessment concluded that there is no evidence of subsurface archaeological resources present on the site and that the historic-era buildings on the property do not meet national, state, or local criteria for significant historic resources.

The cultural resources section of the EIR will also address tribal cultural resources. The EIR analysis will identify potential impacts to cultural resources, including tribal cultural resources, and present mitigation measures as appropriate.

## **Energy**

The three primary sources of energy consumption from the proposed project will be fuel use in vehicles traveling to and from the project site, on-site use of natural gas, and on-site use of electricity in buildings and for other ancillary uses such as lighting. Energy demand from on-site use of natural gas and electricity at buildout of the proposed project will be modeled in CalEEMod. Vehicle miles traveled (VMT) data generated through CalEEMod serves as a general proxy for the magnitude of transportation fuel consumption. The VMT associated with the proposed project will be input into the Emissions Factors (EMFAC) model to quantify the fuel demand that would result from development of the proposed project. This discussion will include an overview of the standard of review for evaluation of energy effects of the project, an overview of related state legislation and regulations, and quantification of energy demand from the proposed project. Mitigation measures that result in reduced energy consumption, if any, as well as any applicant proposed measures that reduce energy consumption will be identified in this EIR section.

## **Geology and Soils**

A geotechnical investigation report has been prepared for the project. The conclusions of that investigative report will be incorporated into the EIR discussion of impacts related to geology and soils. Of particular concern are the presence of weak surficial clayey soils which may cause excessive settlement under the proposed building loads, and the potential for liquefaction in the proposed building area. This section of the EIR will provide a general overview of the geologic and soils conditions of the project site, utilize available information from the site-specific geological report, and identify any potential associated geologic hazards. The EIR analysis will identify potential impacts related to geology and soils and present mitigation measures as appropriate.

## **Greenhouse Gas Emissions**

The project site is located within the jurisdiction of the Monterey Bay Air Resources District (air district). To date, the air district has not adopted CEQA guidance for analysis of greenhouse gas (GHG) effects of land use projects (e.g. numerical thresholds of significance), nor has it prepared a qualified GHG reduction plan for use/reference by local agencies. Therefore, a threshold of significance will be developed. The threshold of significance will be based on service population and will reflect the current methodology for defining a threshold of significance that considers recent CEQA case law, including the “Newhall” case. The threshold will be based on the 2030 statewide emissions reduction target of 40 percent below 1990 levels defined in SB 32, projected statewide employment and population (service population) in the proposed project buildout year, and on emissions volumes from the land use sectors included in the 1990 California GHG emissions inventory.

GHG emissions generated from project construction activities and annual project operations will be quantified using CalEEMod based on the development types and development capacity of the proposed project. Baseline GHG emissions from existing activities on the project site will also be calculated using CalEEMod. This section will compare the proposed project’s rate of emissions to the threshold of significance to determine if the proposed project would result in significant impacts from GHG emissions volumes. The EIR analysis will identify potential impacts from GHG emissions and present mitigation measures as appropriate.

## **Hazardous Materials and Safety**

The project site may contain potentially hazardous substances related to the agricultural use of the site. This section will include a discussion of the findings of the Phase I Environmental Site Assessment prepared for the project and will identify hazards and hazardous materials that may result in significant impacts. The EIR analysis will identify potential impacts, if any, and present mitigation measures as appropriate.

## **Hydrology and Water Quality**

The EIR will address groundwater and surface water issues. The project site is located adjacent to the Pajaro River and is within the 100-year floodplain of the river. A hydrological analysis is being prepared and the results will be incorporated into the EIR. This section of the EIR will discuss potential impacts related to water quality and waste discharges that may affect surface or groundwater quality, groundwater supply and recharge, changes to drainage or increases in impervious surfaces that may result in on and off-site flooding, erosion, additional sources of polluted runoff, exceed capacity of existing or planned drainage systems, impede or redirect flood flows, and release pollutants due to inundation of the project site during a flood event. The discussion will include an analysis of the feasibility and effects of deepening an adjacent Monterey County storm water detention basin to accommodate project-related runoff. The EIR will also include an analysis of the project’s contribution to cumulative flooding and to surface

and groundwater quality. The EIR analysis will identify potential impacts to hydrology and water quality and present mitigation measures as appropriate.

## **Noise**

This section of the EIR will analyze noise levels that could be produced by proposed commercial uses as they may affect adjacent noise-sensitive land uses. This section will also analyze potential project-related changes in roadway traffic noise exposure along roadways near or adjacent to the project site as well as quantify noise and/or vibration levels that would likely occur during construction of the project. Noise-sensitive receptors that could be subjected to noise or vibration levels in excess of applicable noise standards or CEQA thresholds during construction will be identified. An acoustical analysis is being prepared, the results of which will be incorporated into this section of the EIR. The EIR analysis will identify potential impacts to related to noise and present mitigation measures as appropriate.

## **Public Services**

This section of the EIR will analyze how the proposed project would affect the provision of public services, and whether new or expanded physical facilities will be necessary to serve the project. The EIR analysis will identify potential impacts and present mitigation measures as appropriate.

## **Transportation and Circulation**

Consistent with Monterey County Code Section 21.64.250, a Facilities Trip Reduction Plan has been prepared that will be incorporated into the EIR discussion. A traffic study is being prepared to address the impacts of the development following the County of Monterey's *Guide for the Preparation of Traffic Impact Studies* (2014) and the most current version of Caltrans's *Guide for the Preparation of Traffic Impact Studies*. The traffic study will evaluate existing, background, and cumulative conditions with and without the project for the following intersections and roadway segments:

### **Study Intersections**

1. Lincoln Street / Lake Avenue;
2. Lincoln Street / East Beach Street;
3. Lincoln Street / Riverside Drive;
4. Main Street / Freedom Boulevard (State Route 152);
5. Main Street / Lake Street (State Route 152);
6. Main Street / West Beach Street;

7. Main Street / Riverside Drive (State Route 129);
8. Riverside Drive (State Route 129) / Walker Street;
9. Porter Drive / San Juan Road;
10. Porter Drive / Salinas Road;
11. Salinas Road / San Juan Road;
12. Salinas Road / Elkhorn Road;
13. Salinas Road / Cabrillo Highway (State Route 1);
14. Elkhorn Road / Hall Road; and
15. San Miguel Canyon Road / San Juan Road.

### **Roadway Segments**

1. Cabrillo Highway (SR 1), south of Salinas Road;
2. Salinas Road, north of Elkhorn Road;
3. Salinas Road, east of Maranatha Drive;
4. Elkhorn Road, south of Hudson Landing Road;
5. San Juan Road, west of San Miguel Canyon Road and
6. Riverside Road, east of Murphy Road.

The EIR will incorporate the findings of the traffic study and evaluate potential impacts of both short-term (construction) and operational traffic generated by the proposed project. The EIR analysis will identify potential impacts related to transportation and present mitigation measures as appropriate.

### **Water Service**

The project site is located within the Pajaro Subarea of North Monterey County. Historically, the groundwater basin experiences overdraft and seawater intrusion. The Pajaro Valley Water Management Agency has completed three projects that work together to help reduce overdraft, retard seawater intrusion and improve and protect water quality within the entire groundwater basin. The project proposes to use potable water from Pajaro-Sunny Mesa Community Services District (PSMCS D) for the commercial building. A new on-site well will be used for fire suppression and landscape irrigation. This section of the EIR will discuss the project's water demand and compare it to regional supply capacity. A water demand estimate is being

prepared for the project to compare proposed water demand with existing and historical water demand on the project site, identify the current water supply, and groundwater conditions. The results of the water demand estimate will be incorporated into the EIR discussion. The EIR discussion will include review of the 1982 General Plan and North County Area Plan policies, and the Basin Management Plan and will identify potential impacts (beneficial or adverse). Mitigation measures will be presented as appropriate.

## **Wastewater Service**

The project proposes to connect to the public sewer provided by PSMCSD for sewer collection and the City of Watsonville Wastewater Treatment Plant for sewage treatment and disposal. A portion of the project will need to be annexed into PSMCSD. This section of the EIR will address the volume of wastewater expected to be generated by the proposed project, the capacity of the existing and/or proposed lines, and the capacity of the wastewater treatment plant and its ability to adequately serve the project. The EIR analysis will identify potential impacts to related to wastewater service and present mitigation measures as appropriate.

## **Other Issues**

Other issues not anticipated to potentially result in significant impacts will be briefly discussed in this section of the EIR.

## **Cumulative Impacts**

As recommended by CEQA Guidelines section 15130 (b)(1)(B), the EIR will include a summary of projections contained in the 1982 General Plan and may include buildout of the Watsonville General Plan to form the cumulative projects scenario (i.e. buildout of the general plan). The primary focus of cumulative impacts will be on farmland conversion, flooding, traffic, and water supply. Air quality and greenhouse gas emissions cumulative impacts will be assessed, in accordance with air district guidance. The EIR will include an evaluation and determination as to whether the proposed project's impacts are cumulatively considerable.

## **Growth-Inducement**

As required by the CEQA Guidelines the EIR will discuss the proposed project's potential for growth-inducing impacts.

## **Significant and Unavoidable Effects**

Any impacts determined to be significant and unavoidable, as discussed in other sections of the EIR, will be summarized in this section of the EIR.

## **Alternatives**

In accordance with CEQA Guidelines, the EIR will include analysis of a reasonable range of alternatives to the proposed project, or to the location of the project, which could feasibly attain

most of the basic objectives of the project while avoiding or substantially lessening any of the significant adverse environmental effects of the project. An evaluation of the comparative merits of the alternatives will be presented in the EIR.

## **PUBLIC SCOPING**

During the 30-day comment period, the County will hold a public scoping meeting on February 20, 2020 from 4 p.m. to 6 p.m. at Our Lady of the Assumption Church, 100 Salinas Road, Pajaro. The purpose of this meeting is to obtain comments from interested public agencies, interested members of the public and other organizations on the scope of the environmental issues to be addressed in the EIR.

## **ENVIRONMENTAL REVIEW PROCESS**

Following completion of the 30-day Notice of Preparation public review period, the County of Monterey will incorporate relevant information into the Draft EIR, including results of technical studies. The Draft EIR will be circulated for public review and comment for the required 45-day public review period. All individuals and organizations that have requested notification, in writing, will be placed on a Notice of Availability list for the Draft EIR. In addition, the Draft EIR and related materials will be available for review on the County's website:

<https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects>, at the Monterey County Free Library Pajaro Branch, 29 Bishop Street, Pajaro, and at the County of Monterey Resource Management Agency located at 1441 Schilling Pl, 2<sup>nd</sup> Floor, Salinas, CA, and County Clerk, located at the County Government Center at 168 West Alisal Street in Salinas. Following receipt of all written comments on the Draft EIR, the County of Monterey will prepare Responses to Comments as part of the Final EIR, which will be considered and acted upon by the Planning Commission. The County of Monterey will provide notification of future public meetings for this project to individuals that have requested to be included on the project interest list.

Should you have any questions or comments regarding this Notice of Preparation, please contact Mary Israel, Associate Planner, at 831-755-5025 or [IsraelM@co.monterey.ca.us](mailto:IsraelM@co.monterey.ca.us).