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 #: 2018081095	
Project Title: Garden Road Zone Amendment	
Lead Agency: City of Monterey	
Contact Name: Fernanda Roveri, AICP	
Email: roveri@monterey.org	Phone Number: (831)242-8788
Project Location: Garden Road and Garden Court between Olms City	sted Rd and Fairgrounds Rd, Monterey, Monterey County County

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

The project site encompasses 54.4 acres (2,369,664 square feet) and 52 parcels with Garden Road or Garden Court addresses in Monterey. These include: 1900, 2000, 2100, 2150, 2200, 2300, 2340, 2354, 2400, 2460, 2500, 2560, 2600, and 2700 Garden Road; and, 30, 60, 67, 70, and 80 Garden Court. The project site currently contains multiple commercial, medical, and professional offices; personal improvement service facilities, such as fitness centers; religious institutions; and light manufacturing facilities. The project is a City of Monterey Zoning Ordinance and General Plan amendment to allow multifamily residential uses in certain properties located on the south side of Garden Road, which are currently zoned I-R-130-RA-ES. The zoning amendment would allow applicants to convert existing buildings within the project site into multifamily residential units at a conversion rate of one multifamily residential unit per 900 square feet of existing building area. The amendment would also allow new construction at a rate of one multifamily residential unit per 2,000 square feet of parcel area. This zoning amendment would place a cap of 405 residential units on Garden Road, including conversion and new development. The density would be limited to 30 dwelling units per acre.

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

Air Quality: May exceed PM10 and NOX levels. Mitigation requires construction project personnel to water disturbed areas of the construction project site twice a day during construction and limit speeds to 15 mph on haul roads. Biology: May affect biological resources. Mitigation requires biological assessment.

Cultural: May include ground disturbing activities in areas with high archaeological sensitivity. Mitigation requires that work be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. Hazards: May expose people to hazardous vapors. Mitigation requires evaluation of potential vapors and mitigation. Land Use: Inconsistent with General Plan. Mitigation requires General Plan amendment.

Public Services: Mitigation requires built-in fire protection and Crime Prevention through Environmental Design principles. Mitigation requires that project site become part of Neighborhood Improvement Program to build a park in the future.

Utilities: Mitigation requires demonstration of adequate conveyance capacity to the point of the connection with the regional collection system on a project by project basis; sewer laterals shall be replaced if necessary; and maintenance easements shall be recorded. Shall construct flood control facilities to detain additional storm water runoff from residential projects which result from the zoning amendment. This design shall be in conformance with applicable Caltrans storm water requirements for State Highway 68. In addition, residential projects shall comply with any applicable development-related storm water regulations.

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