



City of Salinas

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 * (831) 758-7206 *
(831) 758-7215 (FAX)*

NOTICE OF PUBLIC HEARING

SALINAS CITY COUNCIL

Cloverfield Management, LLC has applied for approval of a Specific Plan (SPEC 2010-001), Rezoning (RZ 2010-002) and Development Agreement (DA 2011-002) for the purpose of developing the Gateway Center, an approximately 20.23 acre commercial shopping center located at the northeast corner of San Juan Grade Road and East Boronda Road (on a portion of APN's 211-231-060 and 211-231-061) in the City of Salinas. The project site is located on property owned by Rexford Title, Inc. (a related company to Cloverfield Management, LLC) in the City's Future Growth Area (FGA) located generally north of East Boronda Road and east of San Juan Grade Road.

The proposed project will consist of commercial and retail uses on approximately 17.49 acres and a stormwater detention/retention basin on approximately 2.74 acres. A maximum of 207,500 square feet of commercial and retail uses are planned. A building of approximately 121,000 square feet with an accompanying 31,500 square feet garden center (anticipated to be a Lowe's home improvement store) will serve as the anchor tenant. Five retail/services outbuildings totaling 55,000 square feet are also planned.

Under the proposal, the site would be rezoned from New Urbanism Interim (NI) with a Specific Plan Overlay to Commercial Retail (CR) with a Specific Plan Overlay and Open Space (OS) with a Specific Plan Overlay.

On September 28, 2011, the Planning Commission recommended that the City Council approve SPEC 2010-001, RZ 2010-002 and DA 2011-002.

A public hearing will be held before the Salinas City Council on Tuesday, **October 11, 2011 at 4:00 p.m.** in the Council Chamber Rotunda, 200 Lincoln Avenue, Salinas, to consider SPEC 2010-001, RZ 2010-002, DA 2011-002 and the environmental document (Mitigated Negative Declaration) prepared for the project.

The environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The City, based on the findings of the environmental document, determined that with the incorporation of mitigation measures that the project will have a less than significant impact on the environment and a Mitigated Negative Declaration (MND) was prepared. The MND was distributed for public review from August 1, 2011 through August 31, 2011 in accordance with the time limits mandated by State law and concurrent with the State Clearinghouse review as provided in CEQA Guidelines Section 15105(c). The City has prepared responses to comments received on the MND and related Technical Appendices. Copies of the Mitigated Negative Declaration (MND), Technical Studies, Responses to Comments and related project files are available for public review at the Community and Economic Development Department located at 65 West Alisal Street (second floor), (831) 758-7407. Copies of the MND, Technical Studies and Draft Specific Plan are also available at the John Steinbeck Library, located at 350 Lincoln Avenue, the El Gabilan Library, located at 1400 North Main Street, the Cesar Chavez Library located at 615 William

Road, the Salinas Permit Center (first floor), 65 West Alisal Street and on-line on the City's website at: http://www.ci.salinas.ca.us/services/commdev/public_reviw.cmf

The potential environmental impacts of developing the Future Growth Area (FGA) located generally north of East Boronda Road and east of San Juan Grade Road, including the project site, with uses identified in the General Plan were evaluated in two prior program environmental impact reports (EIRs) certified by the City: the 2002 City of Salinas General Plan Final (FEIR) and the 2007 Supplement for the Salinas General Plan Final Program EIR (SEIR). Where appropriate, the analysis of environmental effects of the proposed project in the initial study references Section 15183 of the CEQA guidelines which addresses projects that are consistent with a community plan or zoning. In this context, the prior program EIRs were utilized as reference to address potential environmental impacts not peculiar to the site. These EIR documents are also available for review at the City of Salinas Community and Economic Development Department at the address noted above and on-line on the City's website at: <http://www.ci.salinas.ca.us/services/commdev/AdvancePlanning.cfm>

The MND will serve as the environmental document for the project applications noted above and any implementing actions as provided in accordance with CEQA. It will also serve as the environmental document to amend the City's Traffic Fee Ordinance to include the N. Main Street/East Boronda Road intersection as an improvement. The City anticipates modifying its Traffic Fee Ordinance, concurrent with the approval of the Specific Plan and related documents, to include this improvement to mitigate off-site traffic related impacts related to the proposed project.

If you challenge the final decision on the Mitigated Negative Declaration for the Gateway Center Specific Plan and related development applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, subsequent hearings, or in written correspondence delivered to the reviewing body at, or prior to, the public hearing. Subject to exhaustion of administrative remedies, Code of Civil Procedure Section 1094.6 requires you to initiate such a proceeding in court within 90 days of the final decision in this matter, or as otherwise required by law.

Further information on this matter may be obtained by calling Tara Hullinger, Principal Planner of the City of Salinas, Community and Economic Development Department, 65 West Alisal Street, (831) 758-7206.

Disabled persons requiring accommodation in order to participate in the public hearing may contact the Community and Economic Development Department City of Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206. TDD users may contact the California Relay Service at 1-800-735-2929.

Patricia Barajas
Interim City Clerk

AVISO IMPORTANTE DE AUDENCIA PUBLICA. SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR LLAMAR AL NUMERO (831) 758-7206.

