



CITY OF SALINAS

**Community and Economic Development Department
65 West Alisal Street • Salinas, California 93901 • (831) 758-7206 • Fax (831) 775-4258**

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: July 28, 2011

TO: INTERESTED PARTIES

**FROM: CITY OF SALINAS COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS FOR THE
GATEWAY CENTER SPECIFIC PLAN (DRAFT) AND RELATED
DEVELOPMENT REVIEW APPLICATIONS FOR LAND LOCATED AT THE
NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND EAST
BORONDA ROAD**

Notice is hereby given that the City of Salinas has prepared a Mitigated Negative Declaration/Initial Study, pursuant to the requirements of California Environmental Quality Act (CEQA), for “The Gateway Center Specific Plan” draft document and related development review applications. The project (described below) has been reviewed in accordance with the California Environmental Quality Act (CEQA). Based on the findings of the environmental document, the project as mitigated will have a less than significant impact on the environment.

Public Comment Period and Public Hearings. The proposed Mitigated Negative Declaration/Initial Study, Technical Appendices and Draft Specific Plan are available for review at the Salinas Permit Center located at 65 West Alisal Street (first floor), the Steinbeck Library located at 350 Lincoln Avenue, the El Gabilan Library located at 1400 N. Main Street and the Cesar Chavez Library located at 615 Williams Road, Salinas and on-line on the City’s website at:http://www.ci.salinas.ca.us/services/commdev/public_review.cfm

The above-referenced documents and related project files are also available for review at the City of Salinas Community and Economic Development Department located at 65 West Alisal Street (second floor), Salinas, CA 93901.

The potential environmental impacts of developing the Future Growth Area (FGA), 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 first was the 2002 *City of Salinas General Plan Final EIR*. The second was 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 project or its site. These 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.salinass.ca.us/services/commdev/AdvancePlanning.cfm>.

Please note that two separate public review periods (as applicable) have been provided by the City in accordance with State law as follows: 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), written comments on this Mitigated Negative Declaration/Initial Study and related Technical Appendices will be accepted during the 30-day public review period from August 1, 2011 through 5:00 pm on August 31, 2011.

Pursuant to Government Code Section 65352, written comments on the Draft Specific Plan will be accepted by the City during the 45-day public review period from August 1, 2011 through 5:00 pm on September 15, 2011.

The Salinas Planning Commission will review this project on September 21, 2011. Comments on the subject documents can also be presented before or during the Planning Commission Public Hearing to be held on September 21, 2011 at 3:30 pm at the Salinas City Council Chambers located at 200 Lincoln Avenue, Salinas, CA.

Project Location, Applicant and Description: The project site is located at the northeast corner of the San Juan Grade Road/East Boronda Road intersection in the northern portion of the City. It is located within a portion of the City's Future Growth Area (FGA), located north of East Boronda Road. The site is currently located on portions of Assessor Parcel Numbers (APNs) 211-231-060 and 211-231-061. The project applicant is Cloverfield Management, LLC.

The proposed project is a commercial retail shopping center on approximately 17.49 acres and a stormwater detention/retention basin on approximately 2.74 acres. The project site consists of a total of 20.23 acres. A maximum of 207,500 square feet of commercial retail uses are planned. A building of about 121,000 square feet with an accompanying 31,500 square-foot garden center will serve an anchor tenant, which is anticipated at this time to be a Lowe's home improvement store. Five additional retail/services outbuildings with a total of 55,000 square feet of floor area are planned. The outbuildings range in size from about 3,500 to 15,000 square feet.

The *Salinas General Plan* requires that a specific plan be prepared prior to development in the City's future growth areas. Consistent with this requirement, the applicant has prepared "The *Gateway Center Specific Plan*". The Draft Specific Plan includes an introduction, land use and development regulations, design standards, architectural standards, circulation system plan, infrastructure plan, community services and facilities plan, and an implementation program. The Specific Plan, once adopted, serves as both a planning and regulatory function and implements the General Plan for the project site.

Rezoning of the site from New Urbanism Interim (NI) with a Specific Plan Overlay (a holding zone designation for the Future Growth Area) to Commercial Retail (CR) with a Specific Plan Overlay for the shopping center portion and to Open Space (OS) with a Specific Plan Overlay for the detention/retention basin portion is required. A Parcel Map is proposed to create the site. A Development Agreement is also proposed.

The MND will also serve as the environmental document to amend the City's Traffic Fee Ordinance to include the N. Main Street/E. 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 development.

For further information about this project and its probable environmental impact can be obtained by contacting Tara Hullinger, Principal Planner at the City of Salinas Community and Economic Development Department address indicated above or at (831)-758-7407.

For Responding Agency Use: The City of Salinas requests that you review the enclosed materials and provide any comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments

_____ No Comments provided

_____ Comments noted below

_____ Comments provided in separate letter

COMMENTS: _____

FROM:

Agency Name: _____

Contact Person: _____

Phone Number: _____

SUBMIT COMMENTS/RETURN TO:

Tara Hullinger
Principal Planner
City of Salinas
Community and Economic Development Department
65 West Alisal Street (Second Floor)
Salinas, CA 93901
831-758-7407