

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**DATE:** OCTOBER 21, 2019

**TO:** INTERESTED PARTIES

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

**SUBJECT:** ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS  
1341 MERCER WAY / APN 003-862-001-000 / M 2019-015

The City of Salinas is proposing to lease approximately 13.25 acres of vacant land (Project Site) from the Salinas Municipal Airport and in turn lease approximately 5.72 acres of the project site back to the City of Salinas as use as a Public Works Corporation Yard. The remainder of the project site (approximately 7.53 acres) would be developed to accommodate light industrial and/or warehouse uses, with a maximum building square footage of no more than 40-percent of the site area (approximately 130,332 square-feet).

Allowable uses for the site would be specified in the lease to include minor telecommunications facilities, indoor vehicle storage, limited industry, laboratories, warehousing, maintenance and repair services (city corporation yard), and research and development services. The site would be development in accordance with the development regulations and design standards of the City's Industrial Business Park (IBP) Zoning District. Surface parking, landscaping, lighting, and other site improvements would be provided as mandated by the City. The project would involve removing Jeffrey Avenue, Anderson Avenue, the unnamed roadway between Jeffrey Avenue and Anderson Avenue, the small storage shed, existing trees, and any other existing facilities on-site.

Environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been prepared for the project. Based on the environmental document, the project will not have a significant effect on the environment.

Copies of the MND and Initial Study are available at the following locations: Salinas Community Development Department, 65 West Alisal Street and City of Salinas' Steinbeck Library, 350 Lincoln Avenue. Documents referenced in the MND are available for public review at the Salinas Community Development Department. If you have questions, please contact the project planner, **Thomas Wiles**, at (831) 758-7206.

Written comments on the environmental document will be received from **October 21, 2019** through **November 20, 2019**. Comments can also be presented before or during the City Council public hearing to be held on **December 3, 2019 at 4:00 p.m.** located at the Salinas City Council Chambers at 200 Lincoln Avenue.

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PAGE 2 of 2

**For Responding Agency Use:** An Initial Study and draft MND are attached for your review. 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return to: Thomas Wiles, Senior Planner  
City of Salinas  
Community Development Department  
65 West Alisal Street  
Salinas, CA 93901

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**DISTRIBUTION**

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7. Salinas Union High School District
8. Salinas City Elementary School District
9. Salinas Valley Solid Waste Authority
10. California Water Services Company
11. Pacific Gas & Electric
12. AT&T Engineering
13. Comcast
14. Monterey Salinas Transit
15. Union Pacific Transportation Company
16. Department of Transportation – District 5 - Systems Planning and Programming Branch
17. Transportation Agency of Monterey County

## **ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS**

**1341 Mercer Way / APN 003-862-001-000 / M 2019-015**

**PAGE 2 of 2**

18. Monterey County Airport Land Use Commission
19. California Native Plant Society
20. Republic Services of Salinas
21. Monterey County Department of Public Works
22. Cesar Chavez Library
23. John Steinbeck Library
24. Central Coast Regional Water Quality Control Board (Region 3)
25. Monterey County Resource Conservation District
26. Monterey County Resource Management Agency
27. Monterey Regional Water Pollution Control Agency
28. Monterey County Water Resources Agency
29. Monterey Bay Air Resources District
30. Monterey County Department of Health - Environmental Health
31. Monterey County Planning Department
32. SUBA
33. Ohlone/Coastanoan-Esselen Nation
34. Native American Heritage Commission
35. Land Watch
36. Salinas Elks Hall Association (Notification Only)
37. Garner Calvin G & Shirley B Garner Trustees (Notification Only)
38. Massie Dan & Brigid McGrath Massie Trustees (Notification Only)
39. Maple Grey LLC (Notification Only)