



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**DATE: FEBRUARY 10, 2021**

**TO: INTERESTED PARTIES**

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

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS  
11 HILL CIRCLE / APN's 004-601-066-000 AND 004-601-067-000/ PUD  
2019-001 AND TM 2019-002**

The proposed project is located on a 7.74-acre site at 11 Hill Circle in the Residential Low Density – Airport Overlay – Flood Overlay (R-L-5.5 – AR – F) District and entails development of a 37-unit small lot detached single-family residential subdivision with one (1) common lot, 18,500 square-feet of usable open space, 38 off-street parking spaces (including two (2) accessible spaces, and three (3) affordable units for families earning less than 100% of the median income for Monterey County. The project proposes to market the units to first-time home buyers. The proposed project consists of the following two applications:

1. Planned Unit Development Permit 2019-001 (PUD 2019-001): A request to develop 37 detached single-family dwelling units with alternative development standards including, but not limited to the following:
  - a. Lot sizes ranging from 2,282.5 to 5,500.8 square-feet in lieu of the minimum 5,500 square-foot standard;
  - b. Front yard, side yard, rear yard, and corner side yard setbacks consisting of three (3) feet in lieu of the minimum required in the Residential Low Density (R-L-5.5) District as per Zoning Code Section 37-30.070;
  - c. Single car garages with tandem uncovered parking stalls located within the minimum required 20-foot front yard setback in lieu of minimum required two car garages as per Zoning Code Section 37-50.360; and
  - d. Usable Open Space of 18,500 square-feet (500 s.f. per unit) in lieu of 1,000 square-feet for interior lots, and 650 square-feet for corner lots as per Zoning Code Section 37-30.070.
  
2. Tentative Map 2019-002 (TM 2019-002); A request to subdivide a 7.74-acre lot into

**ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS**

11 Hill Circle / APN 004-601-066-000 and 004-601-067-000/ PUD 2019-001 and TM 2019-002

PAGE 2 of 4

37 lots with exceptions to the Subdivision Ordinance, including but not limited to: allowing a trail system in lieu of required sidewalks due to narrow roadways and steep terrain on the project site, cul-de-sac width on Hill Circle, and street sections within the project site.

Environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration (MND) have 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:

- City of Salinas website at: <http://www.cityofsalinas.org/our-city-services/community-development/documents-for-public-review>
- City of Salinas Community Development Department, 65 West Alisal Street. If you have any questions or would like to review the hard copy documents, please contact the project planner, **Thomas Wiles**, at (831) 758-7206 or at "thomaswi@ci.salinas.ca.us".

Written comments on the environmental document will be received from **February 10, 2021** through **March 12, 2021**. Comments should be sent to Thomas Wiles at the address listed below. Comments can also be presented on the day of the Planning Commission meeting to be held on **March 17, 2021 at 3:30 p.m.** to the Planning Commission Secretary at [PublicCommentCD-P@ci.salinas.ca.us](mailto:PublicCommentCD-P@ci.salinas.ca.us). If you wish to make a comment, please submit your comment via email by 1:30 P.M. on the day of the Planning Commission meeting to the above referenced e-mail address. The Planning Commission Secretary will read all email comments, provided that the reading shall not exceed two (2) minutes. The email comments submitted shall become part of the record. If you are watching the live stream and wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please join the Zoom webinar at <https://zoom.us/j/97357157231>, Webinar ID is 97357157231 or join by telephone at 1-669-900-6833, Webinar ID 97357157231.

**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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS**

**11 Hill Circle / APN 004-601-066-000 and 004-601-067-000/ PUD 2019-001 and TM 2019-002**

**PAGE 3 of 4**

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**

1. William H. Coffey, Applicant
2. The Thoeny Family Limited Partnership, Property Owner
3. U4RIC Investments, LLC, Property Owner
4. Permit Center Public Notice Board (post)
5. City Clerk Public Notice Board (post)
6. County Clerk's Office
7. State Clearinghouse
8. Association of Monterey Bay Area Governments
9. Alisal Union School District
10. Salinas Union High School District
11. Alco Water Service
12. Republic Services of Salinas
13. Pacific Gas & Electric
14. AT&T
15. Comcast
16. Monterey - Salinas Transit
17. Department of Transportation – District 5 - Systems Planning and Programming Branch
18. Transportation Agency of Monterey County
19. Monterey County Department of Public Works
20. Monterey County Libraries
21. California Native Plant Society
22. Monterey County Historical Society
23. Salinas Valley Solid Waste Authority
24. Central Coast Regional Water Quality Control Board (Region 3)
25. Monterey County Agriculture Commissioner
26. Monterey County Resource Conservation District
27. Monterey One Water
28. Monterey County Water Resources Agency
29. Monterey Bay Air Resources District

**ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS**

**11 Hill Circle / APN 004-601-066-000 and 004-601-067-000/ PUD 2019-001 and TM 2019-002**

**PAGE 4 of 4**

30. Monterey County Resource Management Agency
31. Northern Salinas Valley Mosquito Abatement District
32. Salinas Municipal Airport Manager
33. Monterey County Airport Land Use Commission
34. Monterey County Department of Health - Environmental Health
35. U.S. Department of Housing and Urban Development  
Office of Community Planning and Development
36. State Office of Housing and Community Development
37. U.S. Army Corps of Engineers
38. Land Watch
39. Native American Heritage Commission
40. California Department of Fish and Wildlife (Region 4)