

# Notice of Determination

To:  Office of Planning and Research

*For U.S. Mail:* P.O. Box 3044  
Sacramento, CA 95812-3044

*Street Address* 1400 Tenth Street  
Sacramento, CA 95814

County Clerk  
County of: Monterey  
Address: P.O. Box 29  
Salinas, CA 93902-0570

From: Public Agency: City of Salinas – Community Development Department

Address: 65 West Alisal St.  
Salinas, CA 93901  
Contact: Thomas Wiles, Senior Planner  
Phone: 831-758-7206

Lead Agency (if different from above):

Address:

Contact:

Phone:

**FILED**

**APR 19 2021**

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

SUBJECT: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code** *2021-0045*

State Clearinghouse Number (If Submitted to SCH): SCH#2021020281

Project Title: Planned Unit Development Permit 2019-001 and Tentative Map 2019-002

Project Applicant: William H. Coffey on behalf of U4RIC Investments, LLC and The Thoeny Family Limited Partnership

**Project Location (include county)** City of Salinas (two (2) parcels) in Monterey County. The project site 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) Zoning District and is comprised of APNs 004-601-066-000 and 004-601-067-000.

**Project Description** The proposed project 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 Applicant proposes to market the units to first-time home buyers. The proposed project consists of the following two (2) 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. Reduced lot sizes ranging from 2,282.5 to 5,500.8 square-feet in lieu of the minimum 5,500 square-foot standard;
  - b. Reduced 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 (see table below);
  - 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. Reduced 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 37 lots with alternative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, street lights, street trees, and street intersections; construction of a trail in lieu of street frontage sidewalks, and reduction of roadway and cul-da-sac widths. The trail system shall be constructed in compliance with all applicable American with Disabilities Act (ADA) requirements.

This is to advise that the City of Salinas, acting as the Lead Agency, approved the above described project on April 13, 2021, and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provision of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901 or it can be accessed electronically at [currplanwebmail@ci.salinas.ca.us](mailto:currplanwebmail@ci.salinas.ca.us).

Signature (Public Agency)  Title Senior Planner  
Date April 19, 2021

Date Received for Filing and Posting at OPR: