



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: AUGUST 24, 2022

TO: INTERESTED PARTIES

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
919 IVERSON STREET / APN: 002-562-001-000 / CONDITIONAL USE
PERMIT 2021-033 (CUP 2021-033)**

The proposed project is located at Palma School, a private school with accessory Religious Assembly located on an approximate 13.84-acre site at the southeast corner of Iverson Street and West Acacia Street. Palma School serves grades 6 through 12 with educational, administrative, and religious assembly. The site includes 150 off-street parking spaces located on the northern portion of the property. The athletic facilities are located on the southern portion of the site.

The project includes the following improvements to the existing athletic facilities at Palma School, a private school with accessory Religious Assembly:

1. Demolition of existing athletics office, field house, and metal building to be replaced with a new one-story 9,220 square-foot field house building;
2. Replacement of natural turf sports field with synthetic turf;
3. Replacement and relocation of existing batting cages;
4. Replacement of existing baseball dugouts with new dugouts;
5. Replacement and relocation of an existing press box with a new 144 square-foot structure;
6. Reorientation of the existing long and triple jump area;
7. Install new landscaping; and
8. Construction of an eight (8) foot high wrought-iron fence along Iverson Street.

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.

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Copies of the MND and Initial Study are available at the following locations: City of Salinas Community Development Department, 65 West Alisal Street, City of Salinas Steinbeck Library, 350 Lincoln Avenue and the City of Salinas website at: <http://www.cityofsalinas.org/our-city-services/community-development/documents-for-public-review>. Documents referenced in the MND are available for public review at City of Salinas Community Development Department. If you have questions, 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 **August 24, 2022** through **September 23, 2022**. Comments can also be presented before or during the Planning Commission public hearing to be held on **October 5, 2022 at 3:30 p.m.** located at the Salinas City Council Chambers at 200 Lincoln Avenue.

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

1. Applicant: Ismael Magana Jr.
2. Property Owner: Christian Brothers Institute of California (Palma School)
3. Permit Center Public Notice Board (post)
4. City Clerk Public Notice Board (post)
5. County Clerk's Office

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6. State Clearinghouse
7. Association of Monterey Bay Area Governments
8. Salinas City Elementary School District
9. Salinas Union High School District
10. California Water Services Company
11. Republic Services of Salinas
12. Pacific Gas & Electric
13. AT&T
14. Comcast
15. Monterey-Salinas Transit
16. Transportation Agency of Monterey County
17. John Steinbeck Library
18. Salinas Valley Chamber of Commerce
19. Salinas Valley Solid Waste Authority
20. Central Coast Regional Water Quality Control Board (Region 3)
21. Monterey County Resource Conservation District
22. Monterey Regional Water Pollution Control Agency
23. Monterey County Water Resources Agency
24. Monterey Bay Air Resources District
25. Northern Salinas Valley Mosquito Abatement District
26. Land Watch
27. Native American Heritage Commission
28. Santa Ynez Band of Chumash Indians