

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION
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KATE McKENNA, AICP
Executive Officer

DATE: March 29, 2010

TO: Chair and Members of the Formation Commission

FROM: Kate McKenna, AICP, LAFCO Executive Officer

**SUBJECT: AUTHORIZE COMMENTS ON THE NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE BORONDA
COMMUNITY PLAN AND THE BORONDA MEADOWS GENERAL
DEVELOPMENT PLAN**

SUMMARY OF RECOMMENDATION:

It is recommended that the Commission authorize Chair Salinas to execute and send a comment letter (Attachment 1) to the Monterey County Redevelopment and Housing Office.

EXECUTIVE OFFICER'S REPORT:

Overview

The County of Monterey, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the Boronda Community Plan and the Boronda Meadows General Development Plan. Maps and a table illustrating the project location and uses are included within Attachment 2.

The project-level analysis of the Boronda Meadows General Development Plan will be the basis of environmental review for LAFCO's future review of the annexation of this area to the City of Salinas. This area is currently within the City's Sphere of Influence. City of Salinas staff is also working collaboratively with Monterey County staff to ensure that this EIR provides sufficient detail to be the primary environmental document for

subsequent City General Plan amendments, a Specific Plan, zoning and project approval.

A Notice of Preparation was issued in February, and the County is requesting comments on what should be included in the EIR. The County has graciously extended the time for the Commission to provide comments.

Project Description

As proposed, the Boronda Meadows General Development Plan Area would include the subdivision of approximately 122 acres into one commercial/mixed use neighborhood and four residential neighborhoods. Buildout of all five neighborhoods would result in the development of a mix of residential, mixed use, commercial, open space, and public/quasi public uses. Anticipated land uses are estimated to include approximately 350,000 square feet of commercial space and 600 residential dwellings. Attachment 2 contains draft plans and a table of land uses from the County's Notice of Preparation. The complete Notice of Preparation is available electronically or in paper form through the LAFCO Office.

The area currently includes an existing PG&E facility, the Boronda Meadows Elementary School, as well as portions of Markley Swamp (flood control) and the Reclamation Ditch. A significant portion of the proposed project area is considered "Prime Farmland" or "Farmland of Statewide Significance" and is under active cultivation.

Analysis

As this Environmental Impact Report will address the proposed annexation, it is important that LAFCO comment now on items to be addressed in the EIR. Attachment 1 is a draft comment letter. LAFCO will have an opportunity to comment on the content of the draft EIR when it is circulated for review. The timing for submittal of a formal annexation application to LAFCO is uncertain.

ALTERNATIVE ACTIONS:

The Commission may modify, delete or add to the draft comment letter.

Respectfully Submitted,



Kate McKenna, AICP
Executive Officer

Attachments:

1. Draft Comment Letter
2. Maps and Table

- LAFCO Map of Salinas Sphere of Influence, City Limits and proposed Annexation Area
- Boronda Community Plan Planning Areas and Subareas (from Notice of Preparation)
- Boronda Meadows GDP – Land Use Plan (from Notice of Preparation), and
- Boronda Meadows GDP Proposed Land Uses Table (from Notice of Preparation)

Cc: Marti Noel, Redevelopment and Housing Office, County of Monterey

Attachment 1

Draft Comment Letter

KATE McKENNA, AICP
Executive Officer

March 29, 2010

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Ms. Marti Noel, Assistant Director
County of Monterey Resource Management Agency
Redevelopment and Housing Office
168 West Alisal Street, 3rd Floor
Salinas, CA 93901

RE: Comments on Notice of Preparation of an Environmental Impact Report for the
Boronda Community Plan and the Boronda Meadows General Development Plan

Dear Ms. Noel:

Thank you for your courtesy in accommodating our request for an extension of time to
submit comments for this Notice of Preparation.

It is our understanding that the Environmental Impact Report will include a review of the
proposed annexation of the South Boronda subarea to the City of Salinas. The Local
Agency Formation Commission should be listed as a CEQA Responsible Agency for
this action, which would also include annexation to the Monterey Regional County
Sanitation District (Monterey Regional Water Pollution Control Agency), detachment
from the Monterey County Regional Fire Protection District and potentially detachment
from the Resource Conservation District of Monterey County.

The entire South Boronda Subarea and most of the Boronda Community Plan Area are
in the City's Sphere of Influence. The only area not in the City's Sphere is the area west
of Boronda Road around the Boronda Adobe. It is our understanding that this area is
not planned for annexation to the City.

LAFCO requests that analysis of the following issues be addressed in the environmental
review process:

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Agricultural Resources –

- Please include a detailed review of the proposed project's direct impact on open space and farmland mapped as prime and of statewide importance, including an assessment of recommendations for avoidance of impacts and mitigation of impacts. Examples of potential mitigations are permanent on-site or off-site conservation easements, mitigation fees to a regional agricultural lands conservation bank program, and agricultural buffers.
- In the analysis of farmland that would be converted to urban uses, please state which land would be considered as "prime agricultural land" as defined in Government Code section 56064. This code section is a part of the Cortese-Knox-Hertzberg Act which LAFCO utilizes for determining impacts.
- Please review the impacts upon agricultural resources consistent with the attached LAFCO *Policy on Preservation of Open Space and Agricultural Lands* adopted by the Commission on January 25, 2010.

Hydrology and Water Quality –

- Please analyze the proposed project's impact on storm water runoff and the risk of flooding within the Reclamation Ditch Watershed including the Moss Landing Harbor, and mitigate as needed.

Land Use and Planning –

- Please review the proposed project's compatibility and compliance with the "determinations" listed for consideration of a Sphere of Influence by a local agency formation commission (see Section 56425[e] of the Government Code).
- Please review the proposed project's compatibility and compliance with LAFCO of Monterey County's adopted *Standards for the Evaluation of Proposals* (attached).
- Please review the proposed project's compatibility and compliance with the *Policy on Preservation of Open Space and Agricultural Lands* (see above, and attached).

Public Services and Utilities –

- Please analyze the adequacy of the public service delivery systems and infrastructure to serve the proposed expansion area, and any changes recommended.
- Please evaluate whether the proposed project would deplete groundwater supplies or interfere with groundwater recharge.
- Please analyze the impacts of the proposed project on all affected Special Districts, with respect to impacts on the capability of districts to continue to provide services to their residents, impacts on current and proposed district boundaries, and any other impacts, and mitigate as needed.

Transportation/Traffic –

- Please analyze the adequacy of the existing regional and local transportation network to serve the proposed expansion area, and any changes recommended.

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Utilities and Service Systems –

- Please analyze the adequacy of the existing service delivery systems and infrastructure to serve the proposed project area, and any changes recommended.

We look forward to providing comments on the Draft EIR for the proposed project. Please give Executive Officer Kate McKenna a call if you have any questions regarding this letter or the LAFCO process.

Sincerely,

Simón Salinas
Chair

Attachment 2

Maps and Table



- | | | | |
|---|---------------------------------|---|--|
|  | Boronda Community Plan Boundary |  | North Boronda Subarea |
|  | Boronda Meadows GDP Area |  | Madison Lane Commercial/Industrial Subarea |
|  | Markley Swamp |  | South Boronda Subarea |

Source: EMC Planning Group, 2008

Not to Scale



Figure 2
Boronda Community Plan Planning Areas and Subareas

TABLE 2
BORONDA MEADOWS GDP PROPOSED LAND USES

Land Use	Approx. Acres	Building Gross Square Footage	Residential Units/Lots
Public Streets			
Existing Public Right-of-Way	9	-	-
Proposed Davis Road Dedication	0.1	-	-
Proposed Rossi Street Dedication	5.7	-	-
Proposed Boronda Road Dedication	0.3	-	-
Subtotal	15.1	-	-
Public Facilities/Open Space			
Existing Reclamation Ditch Parcel	5.6	-	-
Proposed Reclamation Ditch Dedication	4.5	-	-
Existing PG&E Facility (after Reclamation Ditch & Boronda Road Dedication)	3.3	-	-
Boronda Elementary School (includes 4.2 acres of Future City Park)	14.6	-	-
Existing City Parcel (Future Park)	9.0	-	-
Proposed Markley Swamp Open Space	28.8	-	-
Proposed Open Space (after Reclamation Ditch & Boronda Road Dedication)	0.3	-	-
Subtotal	66.1	-	-
Neighborhoods			
<i>Neighborhood I</i> (includes lots, streets, common area open space, and parking)	12	-	-
A. General/Executive Offices	-	51,345	-
B. Mixed-Use Retail and Residential	-	13,156	74
C. Mixed-Use Retail and Residential	-	87,995	48
D./E./F. Car Wash, Mini-Mart with Food, and Pump Islands ¹	-	7,079	-
G. Commercial Retail and Offices	-	38,472	-
H. Commercial/Restaurant	-	8,886	-
I. Commercial Retail and Offices ²	-	28,788	-
<i>Neighborhood II</i> (includes lots, streets, common area open space and parking)	9.2	-	87
<i>Neighborhood III</i> (includes lots, streets, common area open space and parking)	8.8	-	92 - 105
<i>Neighborhood IV</i> (includes lots, streets, common area open space and parking)	14.1	-	152-165
<i>Neighborhood V</i> (includes lots, streets, common area open space and parking)	16.4	-	138-150
Subtotal	60.5	358,721	591 - 629
TOTAL	141.5	358,721	591 - 629

Notes: 1. Square Feet of Pump Station Canopy not included in calculation. 2. "I" refers to Building J in the General Development Site Plans.
SOURCE: RJA 2009A,B; EMC 2009