



**CITY OF SALINAS  
PLANNING COMMISSION REPORT**

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**DATE:** JULY 17, 2024

**TO:** PLANNING COMMISSION

**FROM:** COURTNEY GROSSMAN, PLANNING MANAGER

**BY:** THOMAS WILES, SENIOR PLANNER

**TITLE:** TENTATIVE MAP 2021-001; REQUEST TO SUBDIVIDE AN EXISTING 189.27-ACRE LOT INTO 427 SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL LOTS WITH AN ADDITIONAL 10 PARK, OPEN SPACE, AND PUBLIC/SEMIPUBLIC LOTS (437 TOTAL LOTS) IN A PORTION OF CENTRAL AREA SPECIFIC PLAN (CASP) IN SIX (6) SEPARATE PHASES FOR A PROPOSED TOTAL OF 1,674 DWELLING UNITS LOCATED AT 1101 EAST BORONDA ROAD IN THE NEIGHBORHOOD EDGE A AND B (NE-A AND NE-B), NEIGHBORHOOD GENERAL A, B, AND C (NG-A, NG-B, AND NG-C), VILLAGE CENTER A AND B (VC-A AND VC-B), PARK (P), OPEN SPACE (OS), PUBLIC/SEMIPUBLIC (PS), CENTRAL AREA SPECIFIC PLAN OVERLAY DISTRICT (SP-11), AND FLOOD OVERLAY (F) ZONING DISTRICTS

RECOMMENDED MOTION:

A motion to approve a Resolution recommending that the City Council:

1. Determine that the Tentative Map 2021-001 is in compliance with California Environmental Quality Act (CEQA) because it was fully analyzed in the prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) via a checklist prepared pursuant to CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning; and
2. Approve Tentative Map 2021-001 to subdivide a 189.27-acre lot into 427 single family and multi-family residential lots with an additional 10 Park, Open Space, and Public/Semipublic lots (437 total lots) in six (6) separate phases for proposed total of 1,674 dwelling units.

## EXECUTIVE SUMMARY:

The Applicant, Stonebridge Homes, c/o Hugh Walker on behalf of East Boronda, LLC, property owner, is proposing to subdivide a 189.27-acre lot into 427 single-family and multi-family residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots in six (6) separate phases for a proposed total of 1,674 dwelling units (ownership and rentals). The project has been determined to be in compliance with California Environmental Quality Act (CEQA) because it was fully analyzed in a prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) dated November 2020 via an Environmental Checklist dated June 28, 2024, prepared pursuant to CEQA Guidelines Section 15183 (see attachments).

## DISCUSSION:

### Background:

The Applicant, Stonebridge Homes, c/o Hugh Walker on behalf of East Boronda, LLC, property owner, is proposing to subdivide a 189.27-acre lot into 427 single-family and multi-family residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots in six (6) separate phases for a proposed total of 1,674 dwelling units (ownership and rentals) located at 1101 East Boronda Road in the Central Area Specific Plan (CASP).

The project site is governed by the Central Area Specific Plan (CASP) (see attached CASP and CASP General Plan Map for TM 2021-001). The CASP was approved by the Salinas City Council on November 17, 2020, and provides the land use planning and regulatory guidance including land use and zoning designations and policies as well as development regulations and design standards for the development of approximately 760 acres of land (including the 189.27-acre project site) within the City's North of Boronda Future Growth Area (FGA). Per Table 2-2 Summary Land Use Plan, a maximum of 3,911 dwelling units could be developed. The project site contains the following Zoning Districts: Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS), Public/Semipublic (PS), Central Area Specific Plan Overlay District (SP-11), and Flood Overlay (F). The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Agricultural / Park (P), Open Space (OS) and Public/Semipublic Districts

South: Residential, Park, and School / Parks (P), Public/Semipublic (PS), and Residential Low Density (R-L-5.5)

East: Agricultural / New Urbanism Interim (SP-NI)

West: Agricultural / Neighborhood Edge A and B (NE-A and NE-B),  
Neighborhood General A, B and C (NG-A, NG-B, and NG-C), Parks (P)

### Traffic And Transportation Commission Review

On July 9, 2020, the Traffic and Transportation Commission reviewed the proposed project as an

informational item only and by a 6-0 vote recommended City Council approval of Tentative Map 2021-001, based on the Traffic Impact Analysis and recommended mitigation measures stated in the Draft Environmental Impact Report (EIR) that was prepared for the Central Area Specific Plan (CASP) project.

## DISCUSSION:

### Analysis:

#### General Plan Consistency

The proposed 427 single-family and multi-family residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) is consistent with the General Plan. The proposed 427 residential lots primarily consist of single and multi-family residential development. Various lots would be developed with mixed uses, subject to compliance with CASP development regulations and design standards. Per Appendix G of the CASP, a maximum of 1,804 residential units would be allowed per the General Plan. The proposed 1,674 residential units in the Tentative Map is within the maximum allowed 1,804 units. Staff notes that a Phasing Plan attached as Exhibit “L-2” of TM 2021-001 shows 1,778 residential units in six phases; however, due to a limitation by a greenhouse gas environmental study, the maximum number of units has been reduced to 1,674 (see Note 3 Sheet 6 of the TM and table below).

Policy LU-4 of the Salinas General Plan requires new development within Future Growth Areas to prepare Specific Plans prior to any development. The design and improvements of the proposed Tentative Map are consistent with the General Plan. Per the CASP, the project site is designated Mixed-Use, Residential-High Density, Residential-Medium Density, Residential-Low Density, Public/Semipublic, Park, and Open Space in the General Plan by the CASP. Per the General Plan, said designations provide for the development of a variety of residential (single-family, multi-family, etc.), mixed-use, parks, open space, and public/semipublic uses. Future uses in the Mixed Use -Village Center would be limited to those allowed by the CASP.

The proposed Tentative Map is consistent with the following General Plan Goals and Policies as (also see the attached Resolution):

1. Land Use Goal LU-1: The project demonstrates a balanced land use pattern that provides for a wide range of housing and recreation;
2. Land Use Policy LU-1.1: The project achieves a balance of land uses for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community;
3. Land Use Policy LU-2.1: The project minimizes disruption of agriculture by maintaining a compact city form and directing urban expansion to the North and East, away from the most productive agricultural land;
4. Land Use Policy LU-2.2: The project applies a system of managing growth based on the timely provision of public services and facilities and general thresholds or standards for

- their adequacy;
5. Land Use Policy LU-2.3; The project clusters development on sites within the Future Growth Area (FGA) to minimize impacts on agricultural and open space resources;
  6. Land Use Policy LU-2.4: The project utilizes well-designed in-fill development, and selectively increases density within the FGA to maintain a compact city form;
  7. Land Use Policy LU-2.5: The project ensures that the negative impacts of future growth on environmental quality and quality of life area minimized and adequate levels and quality of urban services and facilities are maintained;
  8. Land Use Policy LU-2.6; The project avoids density increases or intrusion of nonresidential uses that are incompatible with the character of existing neighborhoods;
  9. Housing Goal H-1: The project provides a range of housing types and a variety of affordability levels to address existing and project housing construction needs in Salinas;
  10. Housing Policy H-1.1: The project encourages a variety of housing types, designs, and prices throughout the City to maintain housing choice and enable households of all types and income levels the opportunity to find suitable ownership or rental housing that supports healthy living; and
  11. Housing Policy H-1.3: Development will be adequately served by services and facilities including park and recreational areas, libraries, sanitary and storm sewers, transportation, public safety and other services. Payment of adequate impact fees will be required to provide for future services and facilities.

#### CASP Zoning District Consistency

Zoning of the project site is stipulated by the Central Area Specific Plan (CASP) (see attached CASP and CASP Zoning Code Map for TM 2021-001). Per the CASP, the project site is located in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS) and Public/Semipublic (PS) with Central Area Specific Plan Overlay District (SP-11) and Flood Overly District (F) Zoning Districts (see CASP Zoning Code Map for TM 2021-001 and Central Area Special Plan (CASP) Density Conformance (Exhibit “G” of TM 2021-001). Below are brief descriptions for each of these Zoning Districts:

1. Neighborhood Edge – A (NE-A): Detached single-family dwellings, and other uses in accordance with CASP Table 3-1;
2. Neighborhood Edge – B (NE-B): Detached single-family dwellings, and other uses in accordance with CASP Table 3-1;
3. Neighborhood General – A (NG-A): Detached and attached single-family duplex, green court dwellings, lane homes, courtyard apartments, row home dwelling, and other uses in accordance with CASP Table 3-1;
4. Neighborhood General – B (NG-B): Detached and attached single family, green court, duplex, row home dwellings, land homes, and courtyard apartments, and other uses in accordance with CASP Table 3-1;
5. Neighborhood General – C (NG-C): Detached and attached single family, green court, duplex and row home dwellings land homes, courtyard apartments, multifamily, flex and

- 6. mixed use, and other uses in accordance with CASP Table 3-1;
- 6. Village Center – A (VC-A): Attached single family, multifamily, flex and mixed use, and other uses in accordance with CASP Table 3-1;
- 7. Village Center- B (VC-B): Multifamily, flex and mixed use, and other uses in accordance with CASP Table 3-1;
- 8. Public/Semipublic (PS): Public facilities such as libraries;
- 9. Parks (P): Non-commercial parks, playgrounds, recreation facilities, and open space.
- 10. Open Space (OS): Lands, both public and private, provided for the preservation of natural resources, hillsides, and creeks, as well as open space for the protection of public health and safety, including natural floodways, and stormwater retention areas.

Per the CASP Density Conformance (Exhibit “G”), the land use summary for the Neighborhood Edge, Neighborhood General, and Village General Zoning Districts for the project is as follows:

Zoning District	Net Acreage	Proposed Dwelling Units	Density
NE-A	14.24	77	5.4
NE-B	14.40	97	6.7
NG-A	8.21	71	8.6
NG-B	19.00	186	9.8
NG-C	10.22	156	15.3
VC-A	27.48	656	23.9
VC-B	17.32	535	30.9
<b>Future Development Parcels</b>	0.45		
<b>Total</b>	<b>111.32</b>	<b>1,778</b>	<b>16.0</b>

The above table shows that 1,778 units are proposed. However, the “Greenhouse Gas Reduction Plan for the Codirolli and Probert Property Tentative Map” (GHG) dated April 20, 2022, from the EMC Planning Group, limits the number of units to 1,674 units. To address consistency between proposed project and the GHG, it was determined to limit the number of units to 1,674.

Per the CASP Density Conformance (Exhibit “G” of TM 2021-001), the land use summary for the ten (10) Open Space, Park, and Public (Public/Semipublic) lots is as follows:

Zoning District	Number of Lots	Acreage
<b>Open Space</b>	3	4
<b>Park</b>	6	18.43
<b>Public (Public/Semipublic)</b>	1	2
<b>Total</b>	10	24.43

Per the above table, a total 24.43 acres of the project site are to be allocated for Open Space, Park, and Public (Public/Semipublic). The Tentative Map proposes ten (10) park, open space, and public/semipublic (Public) lots totaling 24.43 acres, and therefore is consistent with the CASP.

## Tentative Map

Per SMC Section 31-401.6, the proposed Tentative Map was circulated to public agencies, utilities, and school districts for review and recommendations to the City of Salinas regarding the effect of the proposed subdivision. It was circulated on May 8, 2024, for a required 15-day review, which ended on May 23, 2024. Responses to comments received from the public agencies, utilities, and school districts regarding the tentative map are provided below:

### Notice to Public Agencies and Utilities and School Districts:

On May 9, 2024, pursuant to Government Code Section 66455.3, a letter was sent to all applicable Public Agencies and Utilities and School Districts stating formal notice that it is acting for lead agency for Tentative Map 2021-001 (TM 2021-001). Public comments were received from the following: Pacific Gas and Electric (PG&E), Monterey-Salinas Transit (MST), and Monterey Bay Air Resources District (MBARD) (see attachments). Paraphrased comments from the agencies and staff response are shown below:

1. Comments received from PG&E Plan Review Team, on May 15, 2024, state they will review submitted plans in relationship to any existing Gas and Electric facilities within the project area. If adjacent/or within PG&E owned property and/or easements, they would work to ensure compatible uses and activities near their facilities. The letter also states that an application process for PG&E gas or electric service may be required, the entire scope of the project needs to be submitted, and an engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project. Finally, a Section 851 filing with the California Public Utility Commission (CPUC) may be required.

*Staff Response:* Businesses and residences within the area covered by the proposed project will need to comply with all applicable Federal, State, and local regulations regulating energy usage. Future development is required to obtain utility service from PG&E, the electric and natural gas provider to the proposed project through the building permit process. Moreover, energy delivered by Community Choice Energy Providers such as Monterey Bay Community would provide carbon-free energy. Additionally, energy-saving regulations, including the latest State Title 24 building energy efficiency standards are applicable to the project. These regulations would require the buildings constructed under the proposed project to achieve a high level of energy efficiency. In addition, future development would need to obtain a building permit and comply with all applicable requirements for attics, walls, water heating, and lighting.

2. Comments received from Emma Patel, Planning Manager, MST, on May 24, 2024, state that MST does not plan or propose any new service through the proposed CASP area without dedicated funding. Additionally, MST provided comments on October 5, 2021.

*Staff Response:* Staff has the following responses to the 2021 and 2024 comments from

MST:

1. Any proposed angled parking will be required to adhere to applicable standards designed to accommodate California legal vehicles.
  2. Several of the roads expected to provide transit routes will have 12' lanes as shown in Appendix K of the CASP. The plan considers narrower roads for residential streets with the goal of establishing a safely walkable, New Urbanist community. The City conducted field tests to assess the functionality of the proposed narrow streets to ensure adequate maneuvering for large vehicles.
  3. Bus stops will be a minimum of 10-feet from crosswalks and otherwise adhere to applicable development regulations. Alternatively, as shown in Figure 1 of the MST Design Manual for Transit, in lane bus stops may be provided.
  4. Staff supports further exploration of maneuvering at intersections and will require a run of bus turn templates along proposed routes to ensure maneuverability.
  5. Medians are integrated in the CASP as a traffic calming measure as well as urban greening device. Adequate lane widths will ensure large vehicle maneuverability.
  6. Per a condition of TM 2021-001, the Applicant or successor-in-interest, shall work with Monterey Salinas Transit (MST) to provide a fair-share funding plan to provide transit service to the project site.
3. Comments received from Tyrone Bell, Air Quality Planner 1, MBARD, on June 5, 2024, state that their previous comments on TM 2021-001 dated August 11, 2020 need to be addressed on this project. These comments include Air Quality, Portable Construction Equipment, Green House Gas Emissions, Hazardous Materials, and Transportation/Traffic.

*Staff Response:* The comments stated in the August 11, 2020 MBARD Letter referencing Air Quality, Portable Construction Equipment, Green House Gas Emissions, Hazardous Materials, and Transportation/Traffic have been addressed as either Mitigation Measures in the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 and/or incorporated as conditions of approval for TM 2021-001.

Affordable Housing Plan

As the project exceeds ten residential units, it is subject to the Inclusionary Housing Ordinance per

SMC Section 17-16. In addition, pursuant to Government Code Section 65863 (State No Net Loss Law), the City is required to analyze the effect that the proposed development would have on the City’s ability to accommodate the State’s Regional Housing Needs Allocation (RHNA), as the subject site is included the 2023-2031 Housing Element site inventory as providing units to credit toward the City’s RHNA. A key consideration for General Plan consistency is determining if the project provides the allocated number of affordable units to the project site identified in the Housing Element.

The Affordable Housing Plan for the Stonebridge Bridge Homes Codirolli & Probert Property dated April 5, 2024 (Exhibit M-2 of TM 2021-001) commits to provide 487 for sale single-family, townhomes, land homes, and green court dwellings, 615 for sale condominiums, apartments, and courtyard apartments/condominiums, and 572 for rent condominiums, apartments, and courtyard apartments for a total of 1,674 units. The Applicant commits to offering 335 income restricted units for a 30-year affordability restriction. The breakdown of the proposed inclusionary residential unit mix is as follows:

<b>Type of units</b>	<b>No. of units</b>
Very Low Income (All rental units) (Pay rental impact fee/Section 8 restricted units apply)	67
Low Income (All rental units) (Pay rental impact fee/Section 8 restricted units apply)	134
Moderate Income (All for sale units)	67
Workforce Income (All for sale units)	67
<b>Total Units</b>	<b>335</b>

The Housing Element site inventory projects 67 very low income, 134 low income, 67 moderate income, and 67 workforce income for the project site (335 total units), which matched the affordable housing unit break down in the proposed Housing Plan. These units would be distributed among the different unit types throughout the different phases in the development. As per the above table, 201 units will be rentals and the Applicant will pay a rental impact fee for these units. In accordance with the City’s Inclusionary Housing Ordinance since the Applicant is paying the rental impact fee, the rental units in this development will not be deed restricted, however, the Applicant will need to offer these units to the Housing Authority of the County of Monterey for the Section 8 Program so long as that program exists. The 134 for sale units will be deed restricted and will have an affordability period of thirty (30) years.

After Tentative Map approval and prior to Building Permit issuance, Applicant/Permittee shall execute an Affordable Housing Agreement prepared by the City pursuant to Municipal Code Chapter 17 and to the City’s Inclusionary Housing Guidelines. The required Affordable Housing Agreement shall be based upon the Affordable Housing Plan, dated April 5, 2024. The Affordable Housing Agreement and an Inclusionary Housing Resale Deed Restriction Agreement shall be executed by the Applicant/Permittee and the City and recorded at the Monterey County Recorder’s Office for all parcels to be deed restricted under the Affordable Housing Plan. Therefore, the project is consistent with the City’s Inclusionary Housing Ordinance, Housing Element site



inventory, and complies with Government Code Section 65863.

Homeowners Association (HOA):

To ensure adequate maintenance of the subdivision, a Homeowners Association (HOA) will need to be established. Prior to issuance of any building permit, draft of Covenants, Codes, and Restrictions (CC&Rs) will need to be submitted to the City of Salinas for review. The CC&Rs need to provide for maintenance and operation responsibilities, development restrictions, liability, and any other obligations for the proposed project. A recorded copy of the approved CC&Rs shall be provided to the City of Salinas prior to issuance of any building permit.

Findings:

The Planning Commission may recommend that the City Council approve an application for Tentative Map to subdivide a 189.27-acre lot into 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic (Public) lots if all the findings set forth in the proposed attached Planning Commission Resolution are established.

Time Consideration:

The project was deemed complete on May 5, 2024, and final action would have been required by June 24, 2024, pursuant to Government Code Section 66452.2. However, on May 20, 2024, the Applicant (Stonebridge Homes – East Boronda LLC), submitted a written request for a one-time 90-day time extension pursuant to Municipal Code Section 31-306.4, Subdivision Map Act 66451.1, and Government Code Section 65957, which extended the final deadline to September 22, 2024.

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council find that adequate environmental review pursuant to the California Environmental Quality Act (CEQA) has been addressed for a project per a previous Environmental Impact Report (EIR), and approve Tentative Map 2021-001 with modifications; or
2. Find that the proposals are not appropriate and establish findings at the public hearing stating the reasons recommending that the City Council deny Tentative Map 2021-001.

CEQA CONSIDERATION:

The project has been determined to be in compliance with California Environmental Quality Act (CEQA). The project was fully analyzed in a prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) dated November 2020. An environmental checklist was

prepared pursuant to CEQA Guidelines Section 15183 dated June 28, 2024 (attached).

ATTACHMENTS:

Proposed Planning Commission Resolution with the following exhibits:

Exhibit 1: Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020

Exhibit 2: CASP Zoning Map with TM 2021-001 Project Area

Exhibit 3: CASP General Plan Map with TM 2021-001 Project Area

Draft Tentative Map 2021-001 approval document with the following exhibits:

- Exhibit "A" Vicinity Map
- Exhibit "B" Title Sheet (Sheet 1)
- Exhibit "C" Existing Conditions (Sheet 2)
- Exhibit "D" Street Sections (Sheet 3)
- Exhibit "E" Street Sections (Sheet 4)
- Exhibit "F" Details (Sheet 5)
- Exhibit "G" Central Area Special Plan (CASP) Density Conformance (Sheet 6)
- Exhibit "H" Lotting Plan (Sheet 7)
- Exhibit "I" Lotting Plan (Sheet 8)
- Exhibit "J" Lotting Plan (Sheet 9)
- Exhibit "K" Lotting Plan (Sheet 10)
- Exhibit "L" Lotting Plan (Sheet 11)
- Exhibit "M" Lotting Plan (Sheet 12)
- Exhibit "N" Lotting Plan (Sheet 13)
- Exhibit "O" Lotting Plan (Sheet 14)
- Exhibit "P" Lotting Plan (Sheet 15)
- Exhibit "Q" Lotting Plan (Sheet 16)
- Exhibit "R" Lotting Plan (Sheet 17)
- Exhibit "S" Lotting Plan (Sheet 18)
- Exhibit "T" Lotting Plan (Sheet 19)
- Exhibit "U" Lotting Plan (Sheet 20)
- Exhibit "V" Lotting Plan (Sheet 21)
- Exhibit "W" Lotting Plan (Sheet 22)
- Exhibit "X" Lotting Plan (Sheet 23)
- Exhibit "Y" Preliminary Grading Plan (Sheet 24)
- Exhibit "Z" Preliminary Grading Plan (Sheet 25)
- Exhibit "A-1" Preliminary Grading Plan (Sheet 26)
- Exhibit "B-1" Preliminary Grading Plan (Sheet 27)
- Exhibit "C-1" Preliminary Grading Plan (Sheet 28)
- Exhibit "D-1" Preliminary Grading Plan (Sheet 29)
- Exhibit "E-1" Preliminary Grading Plan (Sheet 30)
- Exhibit "F-1" Preliminary Grading Plan (Sheet 31)
- Exhibit "G-1" Preliminary Grading Plan (Sheet 32)
- Exhibit "H-1" Preliminary Grading Plan (Sheet 33)

Exhibit “I-1” Preliminary Grading Plan (Sheet 34)  
Exhibit “J-1” Preliminary Grading Plan (Sheet 35)  
Exhibit “K-1” Preliminary Grading Plan (Sheet 36)  
Exhibit “L-1” Preliminary Grading Plan (Sheet 37)  
Exhibit “M-1” Preliminary Grading Plan (Sheet 38)  
Exhibit “N-1” Preliminary Grading Plan (Sheet 39)  
Exhibit “O-1” Grading Sections (Sheet 40)  
Exhibit “P-1” Grading Sections (Sheet 41)  
Exhibit “Q-1” Preliminary Utilities Plan (Sheet 42)  
Exhibit “R-1” Preliminary Utilities Plan (Sheet 43)  
Exhibit “S-1” Preliminary Utilities Plan (Sheet 44)  
Exhibit “T-1” Preliminary Utilities Plan (Sheet 45)  
Exhibit “U-1” Preliminary Utilities Plan (Sheet 46)  
Exhibit “V-1” Preliminary Utilities Plan (Sheet 47)  
Exhibit “W-1” Preliminary Utilities Plan (Sheet 48)  
Exhibit “X-1” Preliminary Utilities Plan (Sheet 49)  
Exhibit “Y-1” Preliminary Utilities Plan (Sheet 50)  
Exhibit “Z-1” Preliminary Utilities Plan (Sheet 51)  
Exhibit “A-2” Preliminary Utilities Plan (Sheet 52)  
Exhibit “B-2” Preliminary Utilities Plan (Sheet 53)  
Exhibit “C-2” Preliminary Utilities Plan (Sheet 54)  
Exhibit “D-2” Preliminary Utilities Plan (Sheet 55)  
Exhibit “E-2” Preliminary Utilities Plan (Sheet 56)  
Exhibit “F-2” Stormwater Control Plan (Sheet 57)  
Exhibit “G-2” Stormwater Control Notes & Details (Sheet 58)  
Exhibit “H-2” Stormwater Basin West (Sheet 59)  
Exhibit “I-2” Stormwater Basin East (Sheet 60)  
Exhibit “J-2” Preliminary Traffic Calming (Sheet 61)  
Exhibit “K-2” Cumulative Noise Levels (Sheet 62)  
Exhibit “L-2” Phasing Plan (Sheet 63)  
Exhibit “M-2” Affordable Housing Plan dated April 5, 2024  
Exhibit “N-2” Engineer’s Report dated November 22, 2023  
Exhibit “O-2” Final Mitigation Monitoring and Reporting Program for Final Central  
Area Specific Plan dated November 2020  
Exhibit “P-2” CASP General Plan Map for TM 2021-001  
Exhibit “Q-2” CASP Zoning Code Map for TM 2021-001

Environmental Checklist for Tentative Map 2021-001 dated June 28, 2024 with the following attachments:

1. Vicinity Map for Tentative Map 2021-001
2. Title Sheet (Sheet 1)
3. Existing Conditions (Sheet 2)
4. Street Sections (Sheet 3)
5. Street Sections (Sheet 4)
6. Details (Sheet 5)

7. Central Area Special Plan (CASP) Density Conformance (Sheet 6)
8. Lotting Plan (Sheet 7)
9. Lotting Plan (Sheet 8)
10. Lotting Plan (Sheet 9)
11. Lotting Plan (Sheet 10)
12. Lotting Plan (Sheet 11)
13. Lotting Plan (Sheet 12)
14. Lotting Plan (Sheet 13)
15. Lotting Plan (Sheet 14)
16. Lotting Plan (Sheet 15)
17. Lotting Plan (Sheet 16)
18. Lotting Plan (Sheet 17)
19. Lotting Plan (Sheet 18)
20. Lotting Plan (Sheet 19)
21. Lotting Plan (Sheet 20)
22. Lotting Plan (Sheet 21)
23. Lotting Plan (Sheet 22)
24. Lotting Plan (Sheet 23)
25. Preliminary Grading Plan (Sheet 24)
26. Preliminary Grading Plan (Sheet 25)
27. Preliminary Grading Plan (Sheet 26)
28. Preliminary Grading Plan (Sheet 27)
29. Preliminary Grading Plan (Sheet 28)
30. Preliminary Grading Plan (Sheet 29)
31. Preliminary Grading Plan (Sheet 30)
32. Preliminary Grading Plan (Sheet 31)
33. Preliminary Grading Plan (Sheet 32)
34. Preliminary Grading Plan (Sheet 33)
35. Preliminary Grading Plan (Sheet 34)
36. Preliminary Grading Plan (Sheet 35)
37. Preliminary Grading Plan (Sheet 36)
38. Preliminary Grading Plan (Sheet 37)
39. Preliminary Grading Plan (Sheet 38)
40. Preliminary Grading Plan (Sheet 39)
41. Grading Sections (Sheet 40)
42. Grading Sections (Sheet 41)
43. Preliminary Utilities Plan (Sheet 42)
44. Preliminary Utilities Plan (Sheet 43)
45. Preliminary Utilities Plan (Sheet 44)
46. Preliminary Utilities Plan (Sheet 45)
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  56. Preliminary Utilities Plan (Sheet 55)
  57. Preliminary Utilities Plan (Sheet 56)
  58. Stormwater Control Plan (Sheet 57)
  59. Stormwater Control Notes & Details (Sheet 58)
  60. Stormwater Basin West (Sheet 59)
  61. Stormwater Basin East (Sheet 60)
  62. Preliminary Traffic Calming (Sheet 61)
  63. Cumulative Noise Levels (Sheet 62)
  64. Phasing Plan (Sheet 63)
  65. Affordable Housing Plan dated April 5, 2024
  66. Engineer's Report dated November 22, 2023
  67. Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020
  68. Petitioners' Opening Brief in Support of First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief [Monterey County Superior Court Case No. 20CV003402]
  69. Stipulated Judgment Denying First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief
  70. *Central Area Specific Plan, Analysis of School Enrollments, Capacity, and Capital Funding in Alisal Union School District* (Oct. 24, 2022)
  71. Declaration of Olga Bevez in Support of Respondents' Opposition to First Amended Petition for Peremptory Writ of Mandate and Complaint for Declaratory and Injunctive Relief
  72. *Concerned Dublin Citizens v. City of Dublin*, 214 Cal.App.4th 1301 (2013)
  73. Introduction to Draft Environmental Impact Report – Salinas Central Area Specific Plan Pages 1.0-2 – 1.0-5
  74. Exhibit "P-2" CASP General Plan Map for TM 2021-001
  75. Exhibit "Q-2" CASP Zoning Code Map for TM 2021-001
- CASP General Plan Map for TM 2021-001
- CASP Zoning Code Map for TM 2021-001
- Written request for a Time Extension to Tentative Map 2021-001 from Stonebridge Homes – East Boronda, LLC dated May 20, 2024
- Comments from Pacific Gas & Electric (PG&E) dated May 15, 2024
- Comments from Monterey Salinas Transit (MST) dated May 24, 2024 and October 5, 2021
- Comments from the Monterey Bay Air Resources District (MBARD) dated June 5, 2024 and August 11, 2020
- Final Central Area Specific Plan (CASP) dated November 17, 2020
- Final Central Area Specific Plan Environmental Impact Report dated October 16, 2020

Cc: Stonebridge Homes: Hugh Walker, Applicant  
East Boronda LLC, Property Owner  
Danny Leroy Probert and Milton Codioli, Trustees, previous Property Owner  
Monterey Salinas Transit (MST)  
Monterey Bay Air Resources District  
Pacific Gas & Electric (PG&E)  
Other interested parties

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