

March 8, 2021

City of Salinas, Community Development Department  
Thomas Wiles, Senior Planner  
65 West Alisal Street  
Salinas, CA 93901

*Via email: [thomaswi@ci.salinac.ca.us](mailto:thomaswi@ci.salinac.ca.us)*

**SUBJECT: Comments on Mitigated Negative Declaration for 11 Hill Circle**

Dear Mr. Wiles:

The Transportation Agency for Monterey County (TAMC) is the Regional Transportation Planning and Congestion Management Agency for Monterey County. Agency staff has reviewed the Mitigated Negative Declaration for the 11 Hill Circle project.

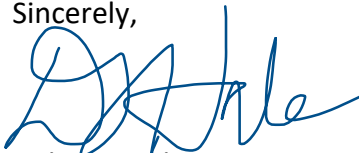
The project is located on a 7.74-acre site at 11 Hill Circle and includes development of a subdivision of 37 single-family residential units. The project proposes on and off-site parking and enhancements to the pedestrian network within and around the subdivision. Agency staff offer the following comments for your consideration:

1. The Agency supports the integration of bicycle and pedestrian elements in the project area to support comfortable and safe travel of bicyclists and pedestrians. TAMC encourages the development to place a premium on safe and accessible pedestrian access to the site from intersections and crosswalks, sidewalks and bicycle facilities. TAMC's Complete Streets Guidebook can serve as a resource for implementation of complete streets, available here: <https://www.tamcmonterey.org/complete-streets>
2. The Agency encourages the developer to consider installing bicycle racks and secure bicycle parking on the project site. If the development is planning to include parks or communal spaces, bicycle racks should be placed near entrances, and the development should ensure bike lockers and bike racks have adequate lighting to improve safety and visibility.
3. The Agency recommends mitigation TR-2 from the project's Initial Study be modified to: **"..pay a "fair share" contribution toward the East Laurel Drive-Saint Edwards Drive traffic signal or alternative intersection control device if determined to be more appropriate for the location following the completion of an Intersection Control Evaluation study."**

4. Consideration should be given to the installation of electric vehicle charging stations, as new construction provides an opportunity to install this needed infrastructure at a much lower cost.
5. The Agency encourages coordination with Monterey-Salinas Transit to accommodate existing and planned transit connections at the development. Monterey-Salinas Transit's *Designing for Transit Guideline Manual* ([linked here](#)) should be used as a resource for transit coordination.
6. The Agency appreciates acknowledgement of the required fare share payment of the regional development impact fee. The Regional Development Impact Fee program is designed with regional transportation improvements that provide congestion relief from the effects of new development throughout Monterey County, including improvements to US 101 between Airport Boulevard and Boronda Road as well as the South of Salinas corridor.

Thank you for the opportunity to comment on the proposed project. If you have any questions, please contact Madilyn Jacobsen of my staff at [madilyn@tamcmonterey.org](mailto:madilyn@tamcmonterey.org) or 831-775-4402.

Sincerely,



Debra L. Hale  
Executive Director