



June 28, 2021

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

Dear Thomas:

Monterey-Salinas Transit District (MST) is responding to your request for written comments in response to the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) regarding the project located at 618 Sherwood Drive. MST understands that the Big Sur Land Trust is proposing to establish and construct a new park and recreational facility at this location, and that potentially significant impacts to the issues related to Transportation, as they relate to the California Environmental Quality Act (CEQA), would occur unless mitigation is incorporated. MST is responding to the following issues regarding the project:

- (a) A potentially significant environmental impact would occur unless mitigated because the project would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

MST operates three (3) existing bus stops within the project vicinity, which serve Line 46 along Sherwood Drive. Line 46 is currently inactive as a result of several service suspensions due to the COVID-19 pandemic. However, MST is planning on restoring service along this route in the future. MST is also currently undergoing a Comprehensive Operational Analysis (COA), which will determine future service for this line. Though recommendations from the COA are not yet complete, it is very unlikely that MST would remove the existing stops along Sherwood Drive.

This potentially significant impact as it relates to MST facilities is correlated to the road realignment of Bernal Drive. MST requests that the following considerations be taken into account for the final design of this project:

1. Provide bus stop facilities consistent with MST's Designing for Transit Guidelines (2020) for a new far-side bus stop to be located at the intersection of Street A and Sherwood Drive to better serve Toro Park High School and the new proposed park via the proposed signalized intersection.

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2. Preserve the existing bus stop on the north side of Sherwood Drive at (Stop No. 3000 – Sherwood Drive/Bernal).

(b) No impact occurs because the project does not conflict nor is inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)

The Initial Study's discussion of this impact appears to be inconsistent with the checklist. The discussion states that 57 new daily trips are likely to be generated as a result of this project, and therefore per the City of Salinas's "Final Interim VMT Policy" dated October 13, 2020, "the project site can be considered a 'Small Project' and therefore expected to cause a less than significant impact.

The discussion further describes a "bus-drop off area," however, it is unclear in the attached plans as to where this bus drop-off area is proposed. MST requests that the following actions be taken in order to remedy this inconsistency:

1. Revise the checklist to remark that the project would cause a Less than Significant Impact because it would conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b).
2. Provide MST with details regarding location for a "bus-drop off as referenced in the Initial Study discussion of Impacts to Transportation (b) (Page 45 of 59).

(c) A potentially significant environmental impact would occur unless mitigated because the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

The Initial Study's discussion of this impact appears to be inconsistent with the checklist. The discussion states that "the project will not substantially increase hazards due to design features or incompatible uses [because] the site is currently developed." This also appears to be inaccurate since much of the site is undeveloped agricultural land. MST requests the following actions be taken:

1. Revise the checklist and/or elaborate on the impacts to why the project would substantially increase hazards due to a geometric design feature or incompatible uses.

Thank you for the opportunity to review the IS/MND. MST looks forward to continuing to participate on improvements to the project.

Yours sincerely,



Sloan Campi
Planning Manager
Monterey-Salinas Transit