



August 16, 2021  
Lisa Brinton, Planning Manager  
City of Salinas  
Community Development Department  
65 West Alisal Street  
Salinas, CA 93901

**RE: Environmental Review/Request for  
Comments Downtown Parking Lot and  
Intermodal Transportation Center  
Rezone Project**

Dear Ms. Brinton:

As you know, Monterey-Salinas Transit District (MST) provides public transportation throughout the City of Salinas, with a major transfer hub in the heart of downtown. MST operates vehicles that range in size from 30-foot medium duty buses to 45-foot over-the-road coaches. MST has received the Notice of Intent to adopt a Mitigated Negative Declaration for the Downtown Parking Lot and Intermodal Transportation Center Rezone Project. MST has reviewed the proposed Rezone Project and prepared this letter for written comments.

MST serves these sites through the Salinas Intermodal Transportation Center and the Salinas Transit Center, both of which are located in close proximity to the sites. One bus bay has been designated with a bus shelter for MST boardings at the City-owned Salinas Intermodal Transportation Center. MST owns and operates the Salinas Transit Center (110 Salinas Street) which has nine bus bays and the only public restroom in downtown Salinas. MST is in general agreement with the Environmental Checklist impacts outlined in the Transportation section (Initial Study/MND Page 131). TOD projects encourage compact development of mixed uses that are supported by public transit. MST's Salinas Transit Center is in closed proximity, and walkable, to the City's proposed lots for rezone. The project would support the City's Vision Zero initiative by encouraging mixed-use development that can take advantage of existing transit services. With high density and walkable communities, the City will be reducing greenhouse gas emissions and helping to spur increased transit usage.

While the project would facilitate increased transit demand, MST understands that this would be contingent on a development project proposal following the rezone of the site. This new zoning designation provides an opportunity for a transit-oriented development (TOD) project to be proposed on these sites. MST should be notified of any development proposal and would like to strongly encourage that TOD be considered for the sites.

If you have any questions about the above comments, please do not hesitate to contact me at [scampi@mst.org](mailto:scampi@mst.org) or 831-264-5881.

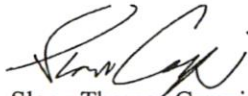
*Advocating and delivering quality public transportation as a leader within our community and industry.*

**Transit District Members** Monterey County • Carmel-by-the-Sea • Del Rey Oaks • Gonzales • Greenfield • King City • Marina • Monterey  
Pacific Grove • Salinas • Sand City • Seaside • Soledad **Administrative Offices** 19 Upper Ragsdale Drive, Suite 200 Monterey, CA 93940

PH 1-888-MST-BUS1 (1-888-678-2871) • FAX (831) 899-3954 • WEB [mst.org](http://mst.org)

**Exhibit** F

Sincerely,

A handwritten signature in black ink, appearing to read "Sloan Campi", with a stylized flourish at the end.

Sloan Thomas Campi  
Planning Manager