



April 2, 2007

Ms. Abigail Long
Project Planner
City of Salinas
Community and Planning Development
65 West Alisal Street
Salinas, California 93901

SUBJECT: Comments on Mitigated Negative Declaration for the Los Laureles Senior Housing Project

Dear Ms. Long:

The Transportation Agency for Monterey County is the Regional Transportation Planning Agency and Congestion Management Agency for Monterey County. Transportation Agency staff has reviewed the Mitigated Negative Declaration for the Los Laureles Senior Housing Project.

The project involves the construction of 53 two-bedroom single-story detached senior housing dwelling units located near the intersection of East Laurel Drive and North Sanborn Road in the City of Salinas. Transportation Agency staff offers the following comments for your consideration:

Regional Road & Highway Impacts

1. The document states that the project will result in 197 additional vehicle trips daily with nineteen trips generated during the PM Peak Hour, based on a 2004 traffic study prepared by DKS Associates. The Transportation Agency is supportive of the planned mitigation for the project's site-specific impacts through a fair-share contribution towards the construction of a traffic signal at East Laurel Drive and St. Edwards Drive as well as payment of the City of Salinas' traffic impact fee. The document, however, does not address mitigation of the project's cumulative impacts to the regional network.

The Transportation Agency and Caltrans consider payment of regional development impact fees, as identified in our agency's *Nexus Study for a Regional Development Impact Fee*, on an ad hoc basis as adequate mitigation for new developments' cumulative impacts to state highways and regional roads. The Transportation Agency is expecting that this project will contribute its fair share in regional fees and requests that this condition be included as a mitigation measure in the final document.

Considering the project involves the development of dedicated senior housing, the impacts to the regional network can be expected to be less than those of a traditional development. Based on this assessment, the Transportation Agency has agreed to calculate the total amount of regional fees using the PM Peak Hour trips generated by the project. With discounts for overlaps with the City of Salinas traffic impact fee program and affordable housing units included in the development, the fair-share payment of regional development impacts fees for this project will be \$132,242.90.

Pedestrian, Bicycle, & Transit Travel

2. The Transportation Agency supports accommodation of alternative forms of transportation both through the design of transportation facilities and through the design and orientation of land uses. The Transportation Agency supports that the project will include walkways to promote alternative travel within the community, bicycle and pedestrian access along the emergency road exiting on North Madeira Avenue, as well as a critical cut through to East Laurel Drive to provide access outside the development. The Transportation Agency recommends that the project applicant work closely with Monterey-Salinas Transit to determine if a pull-out along the frontage of East Laurel Drive will need to be incorporated into the site design and that Monterey-Salinas Transit's *Designing for Transit* Guideline Manual be used as a resource for accommodating transit access to the project site.

Thank you for the opportunity to review this document. If you would like to discuss these comments further, please contact Michael Zeller of my staff at (831) 775-0903.

Sincerely,



Debra L. Hale
Executive Director

CC: Dave Murray, California Department of Transportation (Caltrans) District 5
Ron Lundquist, Monterey County Department of Public Works
Carl Sedoryk, Monterey-Salinas Transit
Nicholas Papadakis, AMBAG
Douglas Quentin, Monterey Bay Unified Air Pollution Control District