



Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

December 8, 2009

Mr. Courtney Grossman
Planning Manager
Community Planning and Development
City of Salinas
65 West Alisal Street
Salinas, California 93901

**SUBJECT: Comments to the City of Salinas Traffic and Transportation
Commission on the Salinas Ag-Industrial Business Park Project**

Dear Mr. Grossman:

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 proposed Draft Environmental Impact Report for the Salinas Ag-Industrial Business Park Project and the City of Salinas' letter, dated November 16, 2009, to Caltrans regarding U.S. 101 corridor improvements.

The project involves the subdivision of 257 acres located south of Abbott Street and west of Harris Road to create six parcels for use in agricultural processing, manufacturing, agricultural support, and related commercial, retail, and office businesses. The Transportation Agency offers the following comments for consideration by the City's Traffic and Transportation Commission:

1. Transportation Agency staff appreciates the City's and project development team's coordination and discussion of this project early in the process to address the concerns of our agency, as well as those of Caltrans and the County of Monterey, related to the traffic mitigation responsibilities of the Salinas Ag-Industrial Business Park. Our agency is supportive of the planned U.S. 101 corridor improvements outlined in the City's November 16, 2009 letter.
2. Our agency also appreciates the City's intent to collect Regional Development Impact Fees as mitigation for cumulative impacts for this development proposal. Project-specific impacts still need to be addressed through another mechanism, such as a fair-share payment to the City's fee program. Our agency understands that Salinas' Traffic Fee Ordinance will be updated to account for impacts from the Salinas Ag-Industrial Project and will include the necessary project-specific mitigations outlined in the Draft Environmental Impact Report. Reference to the regional fee program as mitigation for impacts from this development in the Final Environmental Impact Report, the Conditions of Approval, or other planning documents should only be done in relation to addressing cumulative impacts to the regional transportation system.