



NOTICE OF AVAILABILITY SALINAS AG-INDUSTRIAL CENTER PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

Uni-Kool Partners has applied for approval of a General Plan Amendment, Specific Plan, Rezoning, Master Parcel Map, Sphere of Influence Amendment, and Annexation for the purpose of developing a 257-acre agricultural industrial project. Seventeen acres of the site are already within the City and require a General Plan Amendment and Rezoning. A General Plan Amendment, Rezoning, Sphere of Influence Amendment, and Annexation are required for the remaining 240 acres now within unincorporated Monterey County.

The project site is bordered by Abbott Street, commercial development, a Union Pacific Railroad rail line, and U.S. Highway 101 on the northeast; Harris Road, an existing industrial park within the City, and agricultural lands within the County on the southeast; developed industrial uses within the City on the northwest; and agricultural lands within Monterey County on the southwest. The 17 acres of the site that are within the City front on Abbott Street. The project site is comprised of APNs 177-133-004, -005, and -007.

The City of Salinas has prepared a Draft Environmental Impact Report (EIR) for the Salinas Ag-Industrial Center Project. Copies are available for public review at the John Steinbeck Library, 350 Lincoln Avenue (831) 758-7311 and at the Community Development Department, 65 West Alisal Street, Salinas (831) 758-7206.

The Uni-Kool Partners proposes development of a range of agricultural industrial related uses. Major types of uses anticipated include: agriculture processing, agriculture processing related uses, and uses that produce products, equipment, or services that support agricultural related industries. The probable total building capacity is approximately 4,334,220 square feet. Typical businesses will have office space for employees and visitors, shop buildings, supply buildings and/or a supply yards, warehousing, and fabrication or cooling facilities. The Uni-Kool Partners have prepared the Salinas-Ag Industrial Center Specific Plan, which contains detailed site design and development standards, to guide development of the site. Emphasis has been placed on site design flexibility in order to accommodate a wide variety of agricultural industrial related uses.

The environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act. The EIR identifies several potentially significant project impacts for which implementation of mitigation measures is required. Potentially significant impacts have been identified in the areas of Agriculture, Air Quality, Climate Change, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation and Circulation, and Cumulative Impacts (Transportation and Circulation). Other impacts have been identified that will be mitigated through implementation of site design and development standards contained

in the Specific Plan and/or through implementation of standard conditions of approval required by the City.

Copies of the EIR, technical appendices to the EIR, and the Specific Plan are available for inspection at the John Steinbeck Library, 350 Lincoln Avenue (831) 758-7311 and at the Community Development Department, 65 West Alisal Street, Salinas (831) 758-7206. These documents can also be viewed on the City's web site at: <http://www.ci.salinass.ca.us/services/commdev/commdev.cfm>.

The City is soliciting comments on the content of the EIR from interested persons and organizations concerned with the project, in accordance with State CEQA Guidelines Section 15087. **Your comments must be sent during the 45-day public review period, which begins Friday, July 17, 2009 and ends Monday, August 31, 2009.**

All written public and agency comments should be directed to the City of Salinas Community Development Department, c/o Courtney Grossman, 65 West Alisal Street, Salinas, California 93901. Please include the name of a contact person for your agency, if applicable.

If you challenge the final decision on the Salinas-Ag Industrial Center EIR in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City prior to the close of the public review period.

Subject to exhaustion of administrative remedies, Code of Civil Procedure Section 1094.6 requires you to initiate such a proceeding in court within 90 days of the final decision in this matter.

Further information on this matter may be obtained by calling Courtney Grossman of the City of Salinas, Community Development Department, 65 West Alisal Street (831) 758-7206.

Alan Stumpf
Community Development Director

AVISO IMPORTANTE DE AUDENCIA PUBLICA. SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR LLAMAR AL NUMERO (831) 758-7206.