

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

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HOUSING AND REDEVELOPMENT OFFICE, Jim Cook, Director

168 W. Alisal St., 3<sup>rd</sup> Floor  
Salinas, CA 93901

(831) 755-5390  
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## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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**Project Title:** Phase I of the Artichoke Avenue Roadway Improvement Project

**Responsible/Lead Agency:** The Redevelopment Agency of the County of Monterey  
168 West Alisal Street, 3<sup>rd</sup> Floor  
Salinas, CA 93901

**Project Location:** The project site is located in the community of Castroville in unincorporated Monterey County, California. The project site begins at the intersection of State Highways 1 and 183 (Merritt Street) and extends approximately 1,075 feet southwest along Sewer Road; approximately 50 feet past the Monterey Regional Water Pollution Control Agency (MRWPCA) pump station. The road will veer southeast of Sewer Road for roughly 1,100 feet along the Tembladero Slough, where it will continue under the existing Highway 1/Tembladero Slough bridge. The project site then curves approximately 500 feet in a northeast direction, ending at the Mead Street/Highway 183 (Merritt Street) intersection in the downtown area of Castroville.

**Assessor's Parcel Numbers:** 133-143-011, 133-143-014, 133-143-016, 030-141-025, 030-141-027, 030-141-029, 030-141-036, 030-142-006, 030-143-006.

**Contact:** Nick Nichols, Project Manager – (831) 755-5386  
Kristen Forsberg, Project Assistant – (831) 755-5395

**Review Period:** March 14, 2008-April 14, 2008

**Project Description:** The proposed project would supplement the existing southbound left-turn movement at the Highway 1/Highway 183 (Merritt Street) intersection, which is currently operating at unacceptable levels of service and creating unsafe traffic conditions. The proposed project involves improving the existing Sewer Road for construction of a southbound right-turn exit from Highway 1 at Highway 183 onto a new County roadway that would be named "Artichoke Avenue." Artichoke Avenue would then curve to the southeast along the northern bank of the Tembladero Slough and under the existing Highway 1 bridge. The roadway would then intersect at an extension of Mead Street, which would provide access to Highway 183 (Merritt Street) just north of downtown Castroville. The proposed project would not remove the

existing southbound Highway 1 left-turn lane, nor ban its use by vehicular traffic. However, the new Artichoke Avenue will be clearly marked as the primary route to safely guide vehicles into Castroville.

**NEGATIVE DECLARATION:** NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the County of Monterey has prepared an Initial Study/Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration analyzed the potential environmental effects of the proposed project on the immediate and surrounding environment, including all aspects of planning, construction and operation. The Redevelopment Agency invites all interested people and agencies to comment on the proposed Mitigated Negative Declaration.

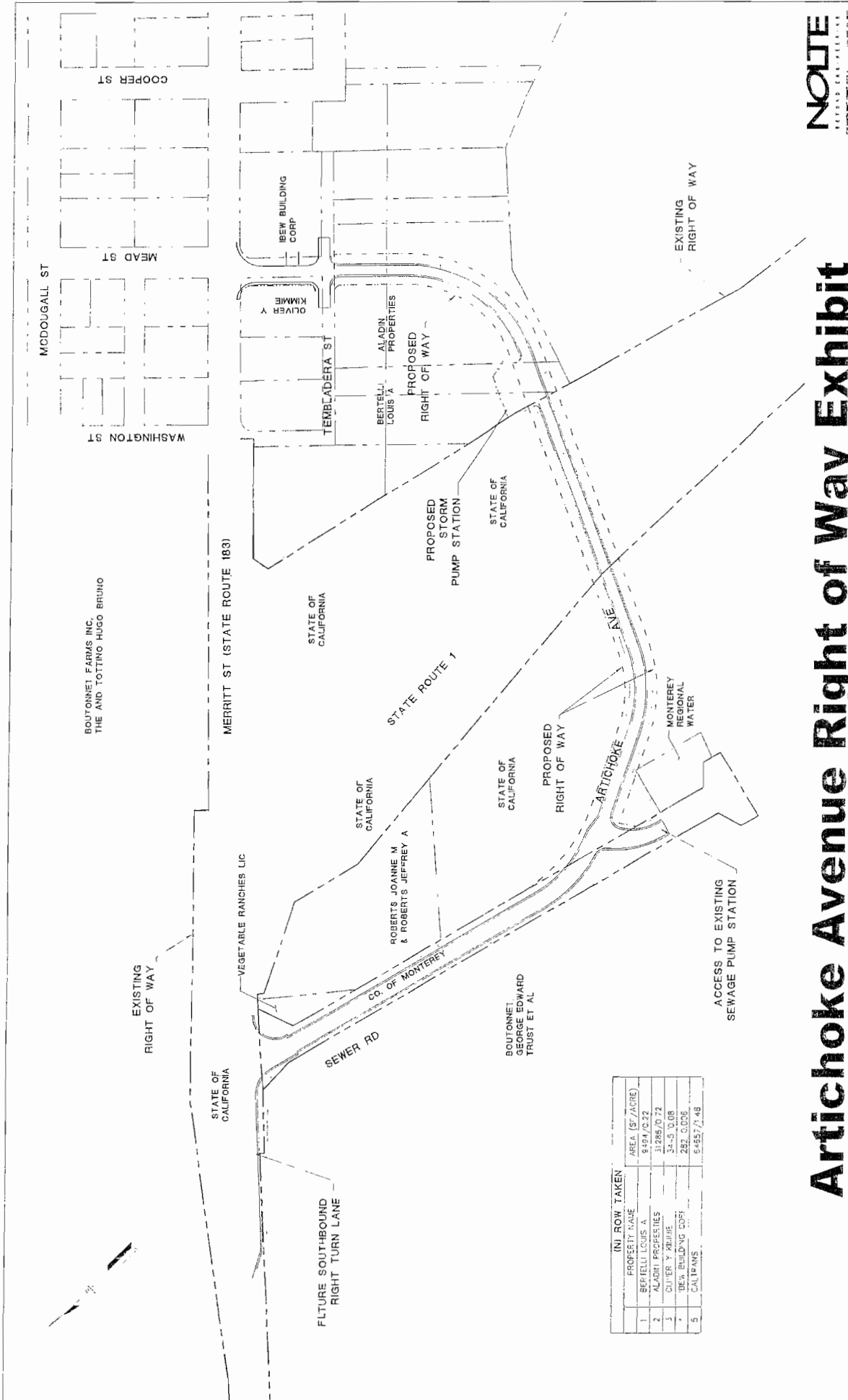
**FINDING:** The Initial Study identified potentially significant effects on the environment. However, this project has been mitigated to a point where the project will not have the potential to significantly degrade the environment; will have no significant impact on long-term environmental goals; will have no significant cumulative effect upon the environment; and will not cause substantial adverse effects on human beings, either directly or indirectly. The following reasons support these findings:

1. The proposed project is a logical component of the existing land use of the Community Plan and the project area.
2. Identified adverse impacts are proposed to be mitigated through preparation of special studies, plans, and reports; and construction of on-site and off-site improvements.
3. The proposed project is a component of the *Castroville Community Plan* and was analyzed in the *Castroville Community Plan EIR* (certified April 10, 2007).
4. The proposed project is consistent with the adopted goals and policies of the *North County Area Plan Local Coastal Program* for those portions of the project site within the Coastal Zone.
5. County staff independently reviewed the Initial Study and this Mitigated Negative Declaration reflects the independent judgment of the County of Monterey.

**PUBLIC COMMENTS:** Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Redevelopment Agency of the County of Monterey at the address listed above. All comments received by 5pm on April 14, 2008 will be considered by the Redevelopment Agency.

**HEARING DATE:** A public hearing to discuss this document will be noticed and scheduled at a later date.

**AVAILABILITY OF THE NEGATIVE DECLARATION:** A copy of the Initial Study/draft Negative Declaration is available at the Monterey County Government Center, Housing and Redevelopment Office, 168 W. Alisal, 3<sup>rd</sup> Floor, Salinas CA 93901 or at [www.co.monterey.ca.us/housing](http://www.co.monterey.ca.us/housing).



(N) ROW TAKEN	PROPERTY NAME	AREA (SQ. ACRES)
1	BERTELLI LOUIS A.	9.294 / 0.22
2	ALADINI PROPERTIES	31.286 / 0.72
3	CUPER Y. ABRIQUE	34.5 / 0.08
4	BEW BUILDING CORP.	282.0 / 0.06
5	CALTRANS	6.457 / 0.48

# Artichoke Avenue Right of Way Exhibit

**NOIJE**  
 REGIONAL CONSULTANTS  
 1000 W. CALIFORNIA ST., SUITE 200  
 SAN JOSE, CA 95128  
 TEL: (415) 435-1100  
 FAX: (415) 435-1101

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**Notice of Intent to Adopt a Mitigated  
Negative Declaration**

**Project Title:** Phase I of the Artichoke Avenue Roadway Improvement Project

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NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the County of Monterey has prepared an Initial Study/Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration analyzed the potential environmental effects of the proposed project on the immediate and surrounding environment, including all aspects of planning, construction and operation. The Redevelopment Agency invites all interested people and agencies to comment on the proposed Mitigated Negative Declaration.

The Mitigated Negative Declaration and supporting Initial Study will be available for public review from March 14, 2008 to April 14, 2008. Copies may be viewed at the Monterey County Housing and Redevelopment Office, 168 W. Alisal, 3rd Floor, Salinas CA 93901 or at [www.co.monterey.ca.us/housing](http://www.co.monterey.ca.us/housing).

A public hearing on this issue will be noticed and scheduled at a later date.

For additional information, contact Nick Nichols, Project Manager at (831) 755-5386 or Kristen Forsberg, Project Assistant at (831) 755-5395.  
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