

Notice of Preparation

Notice of Preparation

To: Distribution List

From: Doreen Liberto, Community Development Director

212 South Vanderhurst Ave

King City, CA 93930

(Address)

(Address)

Subject: Notice of Preparation of a Supplemental Environmental Impact Report

The City of King City will be the Lead Agency and will prepare a supplemental environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than **thirty (30)** days after receipt of this notice.

Please send your response to Doreen Liberto at the address shown above. We will need the name for a contact person in your agency.

Project Title: King City Downtown Addition Specific Plan 2019 Amendments (Supplemental EIR);
Certified EIR SCH Number: 2006041150

Project Applicant, if any: Fresh Foods, Inc.

Attachments: Project Description, Location Map, Specific Plan – Areas Removed Map, Development Sites Map

Date: 22 May, 2019

Governor's Office of Planning & Research

Signature: Doreen Liberto

MAY 24 2019

after 12pm

STATE CLEARINGHOUSE

Title: Community Development Director

Telephone: 831-385-3281

King City Downtown Addition Specific Plan 2019 Amendments and CEQA Documentation (Supplemental EIR) Project Description

SUMMARY PROJECT DESCRIPTION

Governor's Office of Planning & Research

MAY 24 2019

PROJECT BACKGROUND:

STATE CLEARINGHOUSE

Adopted Specific Plan and Certified EIR

The specific plan boundary covers an area of 110.18 acres within the City limits bounded by the Union Pacific Railroad to the west, Bitterwater Road to the north, San Lorenzo Creek to the southeast, and agricultural fields to the northeast. The approved specific plan includes development of up to 650 residential units, up to 190,060 square feet of commercial building floor area (including live-work space) and approximately twenty-four (24) acres of open space and parks. The specific plan includes five (5) land use districts. Mixed commercial and residential uses are located in the core area near the railroad tracks and along Broadway Street, and primarily residential and open space uses are located to the northern and eastern edges of the plan area. The specific plan includes 22.62 acres of public open spaces and existing and planned streets cover 30.70 acres. The specific plan was adopted on June 14, 2011 and amended on January 28, 2014. Specific Plan. The Project is in close proximity to a proposed multimodal transit center and the City's historic downtown area.

The original Environmental Impact Report (EIR) was certified on May 24th, 2011.

(REFERENCE: SCH No. 2006041150.)

2019 Amendments

The proposed project consists of general plan amendment and rezoning of five (5) parcels, amendments to King City's *Downtown Addition Specific Plan* ("specific plan"), and construction of housing developments on the Bitterwater Road site (Bitterwater Road at Metz Road) and the Jayne Street site (Jayne Street at Pearl Street).

The following general plan and zoning amendments would be made:

1. Two parcels comprising the Jayne Street site would have general plan designation amended from Specific Plan (SP) to Planned Development (PD); and rezoned from Downtown Addition Specific Plan Neighborhood Center (NC) and Neighborhood General 3 (NG-3) to Multiple Family Residential and Professional Offices (R-4) District and Seasonal Employee Housing Standards/Dual Land Use Designation; and

2. Three parcels outside the specific plan, south of and adjacent to the Jayne Street site, would have general plan designation amended from Specific Plan (SP) to Planned Development (PD); and rezoned from Specific Plan Neighborhood Center (NC) and Specific Plan Neighborhood General 3 (NG-3) to Multiple Family Residential and Professional Offices (R-4) District and Seasonal Employee Housing Standards/Dual Land Use Designation.

The following amendments to the specific plan would be made:

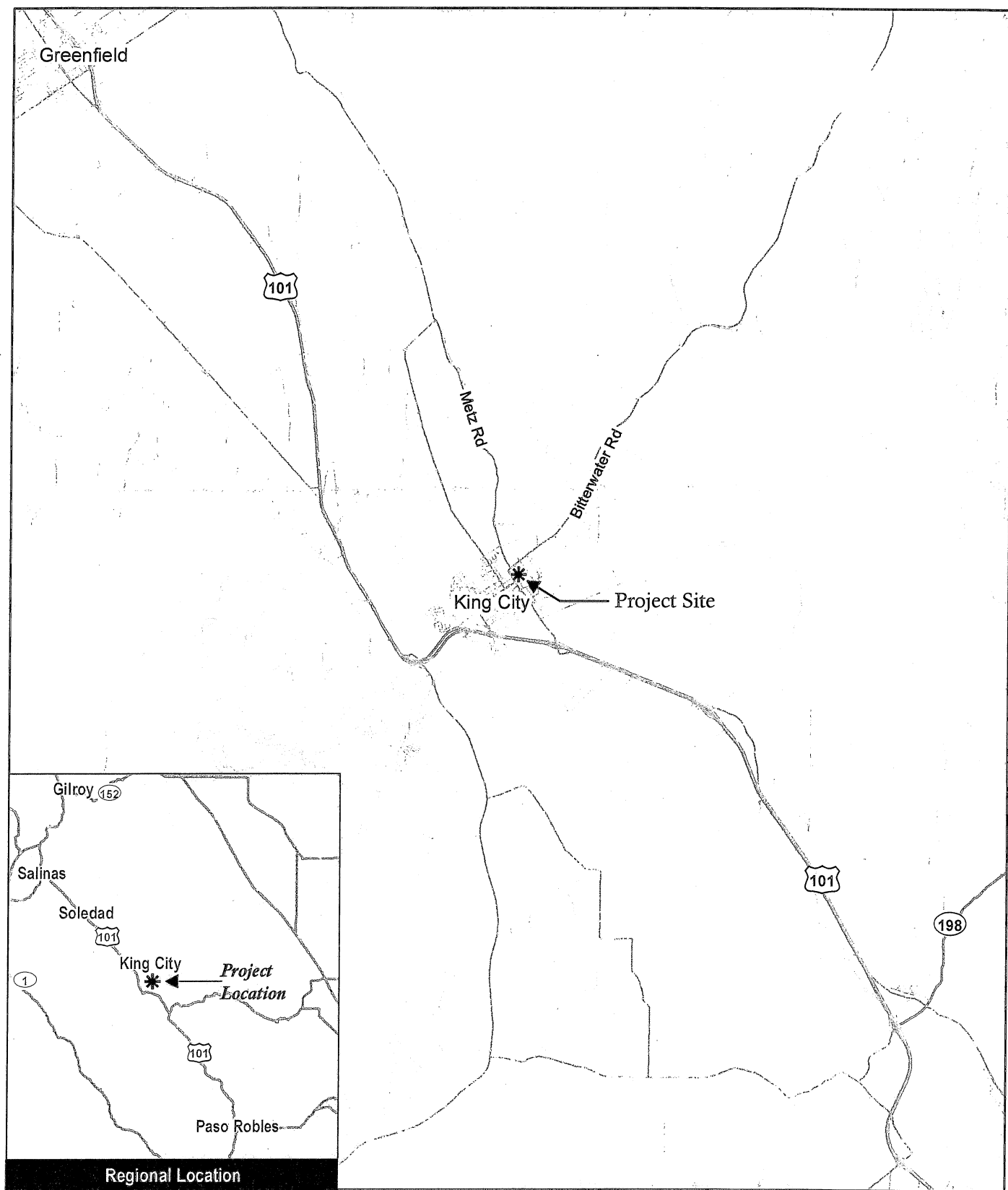
1. Removal of the Jayne Street site from the specific plan boundaries;
2. Increase in specific plan development capacity by 60 residential units (from 650 units to 710 units) with corresponding decrease in commercial development capacity of 42,000 square feet (from 190,000 square feet to 148,060 square feet);
3. Removal of the planned Metz Road extension and portion of planned Ellis Street right-of-way reservation;
4. Exclusive residential use of the Bitterwater Road site within the Specific Plan Neighborhood Center (NC) district;
5. Modification of height limits in specific plan Appendix E to allow three-story buildings up to 40 feet in height within the Bitterwater Road site;
6. Removal of references to fiscal neutrality from specific plan conditions of approval for the Bitterwater Road project.
7. Amendment of specific plan Appendix D to remove requirement for submittal of Bitterwater Road project to Neighborhood Builder/Developer.
8. Other miscellaneous minor text and graphic amendments, including, but not limited to, the following:
 - Section 3.3.3 *Additional City Approval Requirements* — Conditional Use Permit requirement for three-story buildings deleted and replaced with requirement for Design Review approval, plus corresponding changes in various other sections for internal consistency;
 - Section 3.10 *Parking Standards* – Reference to maximum buildout potential in NC Zone deleted;
 - Section 3.12 *Fence Standards* – Standards for sound attenuation walls added;
 - Table 4.2 in Section 4.2 *Schools* – Revised estimates of student generation provided;
 - Table 5.1 in Section 5.4 *Infrastructure and Public Facilities* – Revised estimates of phasing provided; and

- Table 5.3 in Section 5.4 *Infrastructure and Public Facilities* – Revised estimates of fee revenues provided.

The following two housing developments are proposed:

1. A workforce housing development consisting of 118 units of attached housing and on-site resident amenities in six buildings on a 5.2 acre site at Bitterwater Road and the south end of Metz Road, to be constructed in two or three phases; and
2. An agricultural guest worker/seasonal employee housing project (up to 66 dormitory or apartment units) accommodating up to 528 workers/beds in multiple buildings on the 2.9-acre Jayne Street site (removed from within the specific plan boundary), with the potential for limited office or commercial use.

The net change for the S-EIR analysis will be an increase of 60 multifamily residential units, 528 dormitory workers/beds, and a decrease of 42,000 square feet of commercial space.



Source: ESRI 2014



0 2 mile



Location Map

King City Downtown Addition Specific Plan NOP



Source: Smith-Monterey KC, LLC 2014
New Urban Realty Advisors, Inc. 2014

Specific Plan Boundary and Area Removed

King City Downtown Addition Specific Plan NOP



Source: Smith-Monterey KC, LLC 2014
New Urban Realty Advisors, Inc. 2014

Development Sites

King City Downtown Addition Specific Plan NOP



0 500 feet

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C