

BORONDA MEADOWS FREQUENTLY ASKED QUESTIONS

HOW IS BORONDA MEADOWS ADDRESSING AFFORDABLE HOUSING?

Boronda Meadows will include a minimum of 40% affordable, workforce infill housing, establishing precedence for responsible development.

WHAT KIND OF ECONOMIC IMPACT WILL BORONDA MEADOWS HAVE ON THE SALINAS AREA?

The Boronda Meadows community will stimulate positive economic growth including property taxes and sales tax. It will provide transient (construction trade) and permanent employment (operations) providing benefits throughout Monterey County.

WHAT IS THE FUNCTION OF THE BORONDA REDEVELOPMENT PROJECT CITIZENS ADVISORY COMMITTEE?

This Advisory Committee was formed in 1989 and consists of seven members appointed by the Board of Directors of the Redevelopment Agency. Membership reflects community make-up and includes: residential owners, residential tenants, business owners and/or tenants, property owners and members of existing civic organizations within the Boronda Redevelopment Project Area boundary lines.

WILL THIS DEVELOPMENT AFFECT THE ENVIRONMENT?

No known threatened or endangered species have been identified on the property. There is no documented evidence of significant archeological findings on the site.

HOW WILL BORONDA MEADOWS AFFECT TRAFFIC IN THE AREA?

The traffic situation will be greatly improved by widening and extending Rossi Street (from North Davis Road to Boronda Road), building two pedestrian bridges, improving two intersections and synchronizing traffic signals.

WHO WILL OVERSEE THE ALLOCATION OF WATER FOR THE DEVELOPMENT?

This element will be handled under the jurisdiction of the Monterey County Water Resources Agency.

WHAT ENTITY WILL BE PROVIDING PUBLIC SAFETY SERVICES?

The Monterey County Sheriffs Department and Salinas City Police Department will patrol and respond to situations in the area. Office space will be donated to the Salinas Police Officer's Association, ensuring regular police presence in the area.

HOW HAS THE AREA DESIGNATED FOR BORONDA MEADOWS BEEN ZONED?

The project area is currently zoned "Heavy Industrial" south of the proposed Rossi Street extension and "Open Space" and "Public/Quasi Public" north of the proposed Rossi Street extension. In addition, the property has an additional zoning of "High Density Residential".

WHO IS THE DEVELOPMENT TEAM AND WILL THEY UTILIZE LOCAL LABOR FORCES IN CONSTRUCTION?

The Boronda Meadows development team is led by NESTech Management Group, Inc., with Jeff Fortin as Managing Director. NEST Real Estate in Salinas will handle and oversee the property sales and management of Boronda Meadows, under the direction of owner/operator Wade Martin to include project administration, operations and managing the community relations department for the project.

Salinas-based, NESTech Management Group, Inc. is committed to utilizing local and union labor forces.