

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2006021072**Project Title:** West Area Specific PlanLead Agency: City of SalinasContact Person: Jill Miller, Senior PlannerMailing Address: 65 West Alisal St., 2nd FloorPhone: 831-758-7206City: SalinasZip: 93901County: Monterey**Project Location:** County: MontereyCity/Nearest Community: SalinasCross Streets: San Juan Grade Rd and East Boranda RdZip Code: 93901Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ' 18 " N / 121 ° 38 ' 16 " W Total Acres: 797Assessor's Parcel No.: several

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: US 101

Waterways: _____

Airports: _____ Railways: _____ Schools: several**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Dev. Agreement

Development Type:

☒ Residential: Units 4340 Acres 480 ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 571,500 Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☒ Educational: 1 HS, 1 MS, 3 Elem schools ☐ Hazardous Waste: Type _____
☒ Recreational: 49 acres of parks ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:GP= Mixed Use, Res Low; Med; High, Public/Semipublic, Open Space and Park. Zoning= New Urbanism Interim (w/ SP Overlay)**Project Description:** (please use a separate page if necessary)

An application for adoption of a Specific Plan, approval of a Development Agreement, and rezoning of the Specific Plan Area from New Urbanism Interim (NI) with a Specific Plan Overlay to Neighborhood Edge (NE)/Low Density Residential, Neighborhood General 1 (NG-1)/Medium Density Residential, Neighborhood General 2 (NG-2)/High Density Residential, Village Center (VC), Public/Semipublic (PS), Parks (P) and Open Space (OS), with the applicable Specific Plan Overlay District. The West Area Specific Plan will provide for up to 4,340 new residences, 571,500 sf of commercial/office, 5 schools, parks, and associated infrastructure. The draft Specific Plan can be viewed at the City of Salinas website at <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review>

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #5	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #3
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 27, 2019

Ending Date April 15, 2019

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group

Address: 1020 Suncast Lane, Suite 106

City/State/Zip: El Dorado Hills, CA 95762

Contact: Steve McMurtry, Principal

Phone: 916-580-9818

Applicant: Harrod Construction Company

Address: 365 Victor St., Suite #S

City/State/Zip: Salinas, CA 93907

Phone: 831-758-4368

Signature of Lead Agency Representative: _____

Date: 2/26/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901

(831) 758-7241 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: NOTICE OF AVAILABILITY OF THE WEST AREA SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT – REQUEST FOR COMMENTS

The City of Salinas has received an application for adoption of a Specific Plan and Rezoning for an approximately 797-acre area located in the North of Boronda Future Growth Area. This Notice of Availability has been prepared to solicit comments on the Draft Environmental Impact Report (EIR) prepared for the project. The proposed project is described in more detail below, as is direction for providing comments on the EIR.

Notice is hereby given that the City of Salinas has prepared a Draft EIR pursuant to the requirements of California Environmental Quality Act (CEQA), for the West Area Specific Plan project. Based on the findings of the Draft EIR, this proposed project will have a range of significant environmental impacts. Please see the Project Description section below for more information about the proposed project.

Public Comment Requested and Public Comment Period. The City is soliciting comments on the content of the Draft EIR from interested persons and organizations concerned with the project in accordance with State CEQA Guidelines Section 15087. The City of Salinas requests that you review the project materials and provide any comments related to your agency's area of responsibility. **The 45-day public comment review period will commence on February 22, 2019 and end on April 9, 2019 at 5 p.m.** If you wish to submit comments, they must be received by the City no later than 5:00 PM on Tuesday, April 9, 2019. All written public and agency comments should be directed to: Jill Miller, Senior Planner, City of Salinas Community Development Department, 65 West Alisal Street, Salinas, California 93901. Comments may also be provided by email to: jill.miller@ci.salinas.ca.us. Please include the name of a contact person for your agency, if applicable. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Availability of the Draft EIR. The Draft EIR is available for review at the City of Salinas Community Development Department located at 65 W. Alisal Street; at two Salinas libraries including the Steinbeck Library located at 350 Lincoln Avenue and the Cesar Chavez Library located at 615 Williams Road; and on-line on the City's website at: <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review>.

The City of Salinas Planning Commission and the City of Salinas City Council will conduct public hearings at which the proposed project will be considered. The public hearing dates will be duly noticed once they are determined. The public hearings will be held at the Salinas City Council Chambers located at 200 Lincoln Avenue, Salinas, CA. Once they are noticed, information on



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the public hearings may be obtained from Jill Miller, Senior Planner at: 831-758-7206 or by email at: jill.miller@ci.salinas.ca.us.

Project Location: The West Area Specific Plan is located within the incorporated boundary of the City of Salinas. The approximately 797-acre Specific Plan Area is bounded by San Juan Grade Road on the west, East Boronda Road (also referred to as “Boronda Road”) on the south, Natividad Road on the east, and Rogge Road and the future extension of Russell Road on the north.

Project Description: The proposed West Area Specific Plan establishes the land use planning and regulatory guidance, including the land use and zoning designations and policies, development regulations, and design standards, for the approximately 797-acre Specific Plan Area. The Specific Plan will serve as a bridge between the Salinas General Plan and individual development applications in the Specific Plan Area, applying—and adding greater specificity to—the goals, policies and concepts of the General Plan for that area.

The Specific Plan has been crafted to be consistent with overall community goals as expressed in the City of Salinas General Plan, as well as more specific policies and implementation measures contained in other documents. The City of Salinas Zoning Code requirements will apply to development applications and property within the Specific Plan Area unless specifically superseded by the development regulations or design standards contained in the Specific Plan. The underlying purpose of the proposed project is the approval and subsequent implementation of the proposed West Area Specific Plan (including the Specific Plan’s goals) and related entitlements. Proposed land uses in the approximate 797-acre Specific Plan Area include residential, mixed use commercial, community park, neighborhood parks, small parks, schools and open space (including supplemental storm water detention/retention basins). Implementation will involve development of the site under the New Urbanism Zoning Districts of Neighborhood Edge/Low Density Residential, Neighborhood General 1/Medium Density Residential, Neighborhood General 2/High Density Residential, Village Center as well as the Public and Semipublic, Parks, and Open Space Zoning Districts.

The quantifiable objectives of the proposed project include the development of up to 4,340 residential dwelling units (with a minimum of 3,553 required under the General Plan), up to 571,500 square feet of commercial/mixed use building area, and up to 177 acres of public facilities (including three elementary schools, a high school, a middle school, open space areas (including supplemental storm water detention/retention basins) and 11 parks). It is anticipated that the Specific Plan Area will house up to 15,928 residents at project build-out.

Significant Environmental Effects: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Air Quality, Biological Resources, Greenhouse Gases, Noise, Public Services, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.