



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: February 28, 2019
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2006021072
West Area Specific Plan

The State Clearinghouse forwarded the above-mentioned project to your agency for review on **February 27, 2019** with incorrect review dates. Please make note of the following information for your files:

Review period began: **February 27, 2019**

Review period ends: **April 12, 2019**

We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: Jill Miller
City of Salinas
65 West Alisal St., 2nd Floor
Salinas, CA 93901

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 Plan

Lead Agency: City of Salinas Contact Person: Jill Miller, Senior Planner
Mailing Address: 65 West Alisal St., 2nd Floor Phone: 831-758-7206
City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Salinas
Cross Streets: San Juan Grade Rd and East Boranda Rd Zip Code: 93901
Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ' 18 " N / 121 ° 38 ' 16 " W Total Acres: 797
Assessor'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 BA 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 Other: Dev. Agreement

Governor's Office of Planning & Research
FEB 27 2019
STATE CLEARINGHOUSE

Development Type:

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

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>

State Clearinghouse Contact: (916) 445-0613
State Review Began: 2-27 - 2019
SCH COMPLIANCE 4-12 - 2019

Project Sent to the following State Agencies

Resources Cal EPA
 Boating & Waterways ARB: Airport & Freight
 Central Valley Flood Prot. ARB: Transportation Projects
 Coastal Comm ARB: Major Industrial/Energy
 Colorado Rvr Bd Resources, Recycl. & Recovery
 Conservation SWRCB: Div. of Drinking Water
 CDFW # 4 SWRCB: Div. Drinking Wtr # _____
 Cal Fire SWRCB: Div. Financial Assist.
 Historic Preservation SWRCB: Wtr Quality
 Parks & Rec SWRCB: Wtr Rights
 Bay Cons & Dev Comm. Reg. WQCB # 3
 DWR Toxic Sub Ctrl-CTC
 Yth/Adlt Corrections
 Corrections
 CalSTA Independent Comm
 Aeronautics Delta Protection Comm
 CHP Delta Stewardship Council
 Caltrans # 5 Energy Commission
 Trans Planning NAHC
 Other Public Utilities Comm
 Education Santa Monica Bay Restoration
 Food & Agriculture State Lands Comm
 HCD Tahoe Rgl Plan Agency
 OES Conservancy
 State/Consumer Svcs
 General Services Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2006021072
Please forward late comments directly to the Lead Agency

AQMD/APCD 20
(Resources: 3/2)