



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 CENTRAL AREA SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT AND THE DRAFT SPECIFIC PLAN – REQUEST FOR COMMENTS

The City of Salinas has received applications for adoption of the Draft Central Area Specific Plan and related entitlements, for an approximately 760-acre area located in the northern portion of the City. The Specific Plan Area is bounded by Natividad Road on the west, East Boronda Road (also referred to as “Boronda Road”) on the south, Old Stage Road and the future extension of Constitution Boulevard on the east, and the future extension of Russell Road on the north. U.S. 101 and North Main Street are located to the west. Unincorporated land under the jurisdiction of the County of Monterey abuts the Specific Plan Area to the north. This Notice of Availability has been prepared to solicit comments on the Draft Environmental Impact Report (DEIR) and the Draft Specific Plan prepared for the project. The proposed project is described in more detail below, as is direction for providing comments on the DEIR and the Draft Specific Plan.

Notice is hereby given that the City of Salinas has prepared a Draft Program EIR pursuant to the requirements of the California Environmental Quality Act (CEQA), for the Central Area Specific Plan project. Based on the findings of the Draft Program 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 or your agency’s area of responsibility or interest. **The 45-day public comment review period will commence on June 27, 2020 and end on August 11, 2020 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, August 11, 2020. 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.

The City is also soliciting comments on the content of the Draft Specific Plan from interested persons and organizations concerned with the project in accordance with Government Code Section 65453. The City of Salinas requests that you review the project materials and provide any comments related to your or your agency’s area of responsibility or interest. **The 45-day**



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Availability of the Draft EIR and Draft Specific Plan: The Draft EIR and Draft Specific Plan are available for review on-line on the City's website at: <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review>. Hard copies can be made available upon request by contacting Jill Miller, Senior Planner at (831-758-7206) or jill.miller@ci.salinas.ca.us

The City of Salinas Planning Commission and the City of Salinas City Council will conduct public hearings at which the draft program EIR and 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 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 approximately 760-acre Specific Plan Area is located within the incorporated boundary of the City of Salinas and the City's North of Boronda Road Future Growth Area (FGA). As previously noted, the project site is bounded by Natividad Road on the west, East Boronda Road (also referred to as "Boronda Road") on the south, Old Stage Road and the future extension of Constitution Boulevard on the east, and the future extension of Russell Road on the north.

Project Description: The Central Area Specific Plan will establish the land use planning and regulatory guidance, including the land use and zoning designations and policies, development regulations and design standards, for the approximately 760-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 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



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Central Area Specific Plan and related entitlements. Proposed land uses in the approximately 760-acre Specific Plan Area include residential, mixed-use commercial, neighborhood parks, small parks, schools and open space (including supplemental storm water detention/retention basins). Implementation will involve development of the Specific Plan Area under the New Urbanism Zoning Districts of Neighborhood Edge A and B (NE-A and NE-B)/Low Density Residential, Neighborhood General A, B and C (NG-A, NG-B, and NG-C)/Medium Density Residential, Village Center A and B (VC-A and VC-B), as well as the Public and Semipublic (PS), Parks (P), and Open Space (OS) Zoning Districts. A Specific Plan Overlay District will also apply to each of the Zoning Districts.

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, 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.

Cortese-Listed Sites: Section 15087(c)(6) of the State CEQA Guidelines requires that this notice disclose whether the project site is listed on any of the lists enumerated under Government Code Section 65962.5 (Cortese List). As noted in the Draft EIR, four facilities within the project site are listed in various databases. More information on these sites can be found in Appendix E of the Draft EIR.