

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2006021072

Project Title: West Area Specific Plan

Lead Agency: City of Salinas

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Project Location: City of Salinas, Monterey County
City County

Project Description (Proposed actions, location, and/or consequences).

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>

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has the significant and unavoidable effects on the following: Impact 3.1-2: Project operation has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation; Impact 3.1-7: Cumulative impact on the region's air quality; Impact 3.2-9: The proposed project has the potential to interfere with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites; Impact 3.2-12: Cumulative loss of biological resources including habitats and special status species; Impact 3.4-1: Potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; Impact 3.4-4: Cumulative Impact on climate change from increased project-related greenhouse gas emissions; Impact 3.7-1: The proposed project has the potential to increase traffic noise levels at existing receptors; Impact 3.7-8: Cumulative exposure of existing and future noise-sensitive land uses to increased noise resulting from cumulative development; Impact 3.9-3: Project implementation may result in in the need for the construction of new schools, which has the potential to cause substantial adverse physical environmental impacts; Impact 3.9-4: Project implementation may result in effects on parks, or has the potential to require the construction of park facilities which may cause substantial adverse physical environmental impacts; Impact 3.9-6: Under cumulative conditions the proposed project may result in effects on public facilities; Impact 3.10-3: Under Cumulative Plus Project conditions, implementation of the proposed Specific Plan may conflict with the transportation performance measures established by the City of Salinas, Monterey County, and Caltrans; Impact 3.10-4: Under Cumulative Plus Project with Central Area Specific Plan conditions, implementation of the proposed Specific Plan may conflict with the transportation performance measures established by the City of Salinas, Monterey County, and Caltrans. See the Draft EIR for the mitigation measures that would reduce these effects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Potential impacts to cultural and tribal cultural resources;
- Potential impacts to traffic and circulation (2);
- Potential impacts on local public transit;
- Potential impacts on the local public school system (2);
- Consideration of agricultural impacts;
- Consideration of mosquito reduction best management practices; and
- Consideration of stormwater impacts on the regional system.

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies:

- California Department of Fish and Wildlife
- Cal Water
- Central Coast Region - Regional Water Quality Control Board
- Comcast/AT&T/SBC
- Johnson Canyon Landfill
- Monterey Bay Air Resources District
- Monterey Bay Community Power
- Monterey One Water
- Monterey County Health Department
- Monterey County Water Resources Agency
- Monterey-Salinas Transit
- Pacific Gas and Electric Company (PG&E)
- Salinas Valley Solid Waste Authority
- Santa Rita Union School District

Trustee Agencies:

- California Department of Fish and Wildlife