



# City of Salinas

OFFICE OF THE CITY MANAGER • 200 Lincoln Ave • Salinas, California

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May 8, 2024

Scannell Properties c/o Walker Williams  
3468 Mt. Diablo Blvd, Suite B115  
Lafayette, CA 94549  
Via email: [walker@scannellproperties.com](mailto:walker@scannellproperties.com)

**RE: Amendment to Salinas Ag-Industrial Specific Plan; Specific Plan Area Street Alignment/Cross Sections**

Dear Mr. Williams:

On May 1, 2024, we received your application for a Specific Plan Amendment (SPA), Major Type 2 to the Salinas Ag-Industrial Center Specific Plan (Specific Plan), consistent with Specific Plan Section 9.3.3 and Salinas Municipal Code 37-60.1250. The purpose of the application is to propose modifications to the street sections illustrated in Figures 6-2, 6-3, 6-4, 6-5, 6-6 and 6-7. Revisions include removal of a 5-ft wide public utility easement previously located within bioretention swales in all referenced street sections. Additionally, street section shown as Figure 6.6: *Internal Backbone Street - Street "B" (no parking allowed)* has been modified to reflect a transitioning from four lanes to two lanes along Morgan Street south of Dayton Street. Figure 6.6 previously included a street section of Internal Backbone Street "B" which has been completely removed from specific plan circulation.

The City of Salinas Public Works Department Development Engineering division has conducted its review. The attached Engineer's Report confirms these street section adjustments are deemed necessary and are in the best interest of the city. The proposed modifications to the street section will be tailored to the site conditions and property lines, ensuring alignment with existing utilities as mandated by the approved Specific Plan. The requested amendments adhere to all required findings stipulated in Salinas Municipal Code Section 37-60.1230 and do not introduce any new uses or alter the character of the project. As per Sec. 37-60.1240, it is recognized that while the intent of the Specific Plan remains unchanged since its adoption in 2010, slight modifications to the street infrastructure are necessary to accommodate the evolving needs of industrial users and the City. These adjustments are essential to facilitate the construction of site infrastructure without compromising the overall objectives of the original plan.

Pursuant to Section 9.3.3 of the Specific Plan, I, as the City Manager, or my designee, may administratively approve an amendment request falling under the classification of Major Amendment Type 2. This determination is made based on the understanding that the proposed changes do not introduce significant alterations to the existing infrastructure, nor do they impact the integrity of the original plan.

We are committed to collaborating with you on the continued development of the Salinas Ag-Industrial Center, with the shared goal of fostering economic growth and prosperity within the city. Should you have any queries or require further clarification, please do not hesitate to reach out to Lisa Brinton, Community Development Director, at (831) 758-7387.

Respectfully,



Jim Pia  
Interim City Manager

cc: Chris Callihan, City Attorney  
Lisa Brinton, Community Development Director



# City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • Fax: (831)758-7938 • [www.cityofsalinas.org](http://www.cityofsalinas.org)

## **ENGINEER’S REPORT**

**PURPOSE:** SPA2024-001

**LOCATION:** Salinas Ag-Industrial Center

**APPLICANT:** Walker Williams – Scanell Properties

**ENGINEER:** Ruggeri-Jensen-Azar (RJA)

**DATE:** 5/3/2024

**PLANNER:** Jill Miller

**REVIEWER:** Fernando Rizo, QSP/QSD  
Assistant Engineer

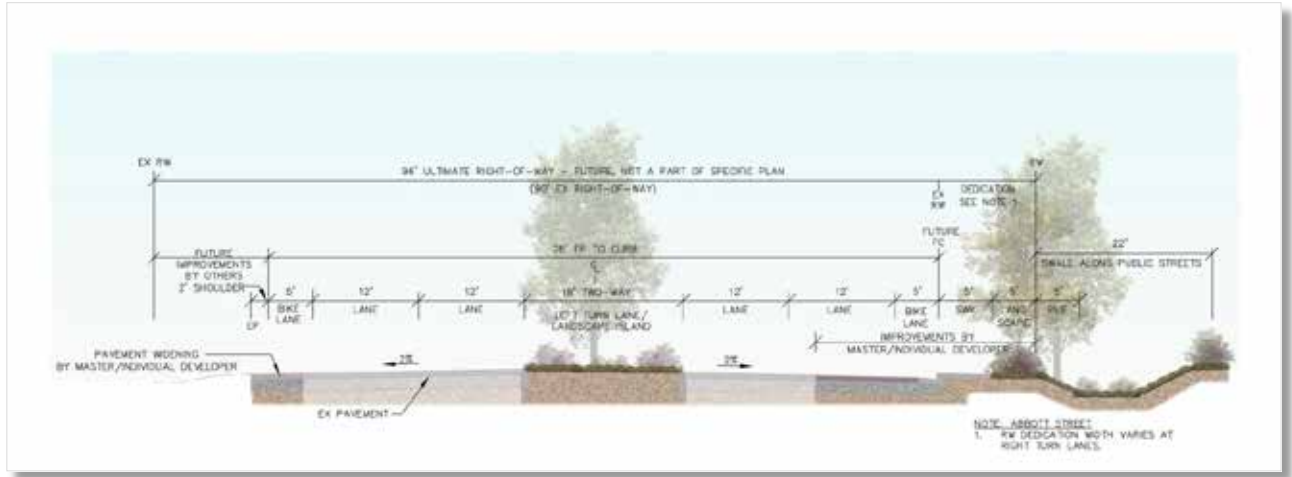
**PROPOSAL:** Salinas Ag-Industrial Center Specific Plan (SAIC SP) Amendment Type 2 -Street Scape  
Request to modify Section 6.5 Circulation and Transportation – Street Sections of the SAIC Specific Plan.

**RECOMMENDATION:** Approved

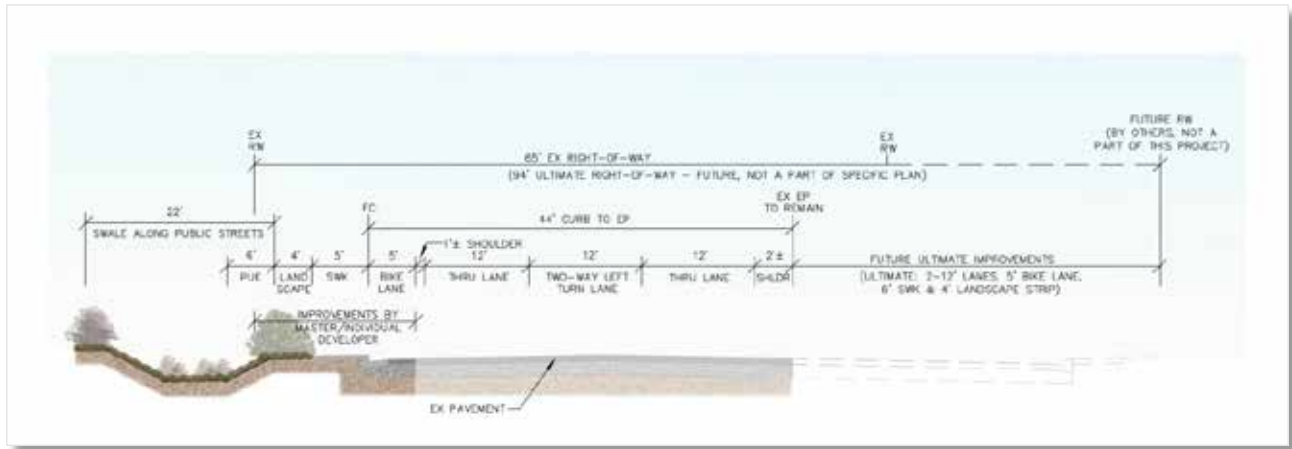
Revised street sections (Figures 6.2 thru 6.7) have been reviewed and are hereby approved as shown. Revisions include removal of 5-ft wide public utility easement previously located within bioretention swales at all street sections. Additionally, street section shown as Figure 6.6 has been modified to reflect transitioning from four lanes to two lanes along Morgan St south of Dayton Street. Figure 6.6 previously included street section of Internal Backbone Street “B” which has been completely removed from specific plan circulation as shown in Figure 6.1.

## 6.5 STREET SECTIONS

**Figure 6-2: Proposed Abbott Street  
(no parking allowed)**

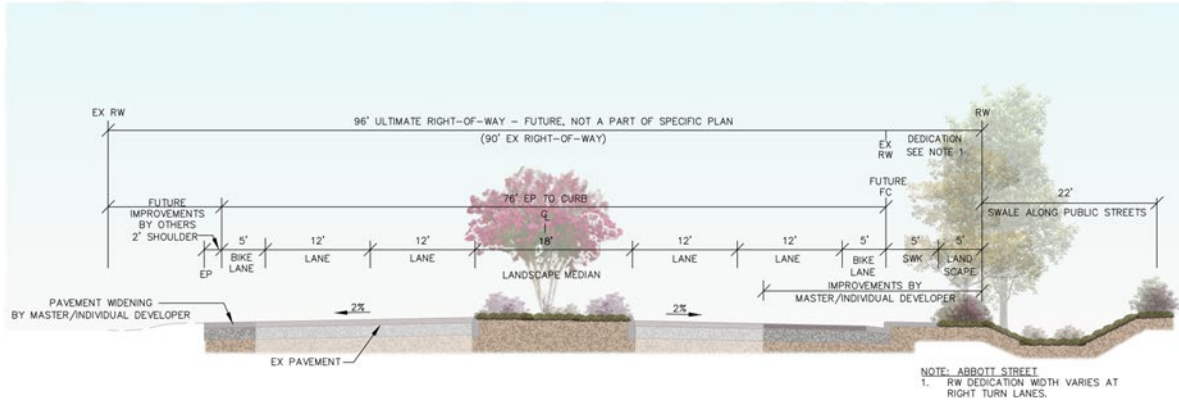


**Figure 6-3: Proposed Harris Road, Southwest of Harris Place  
(no parking allowed)**

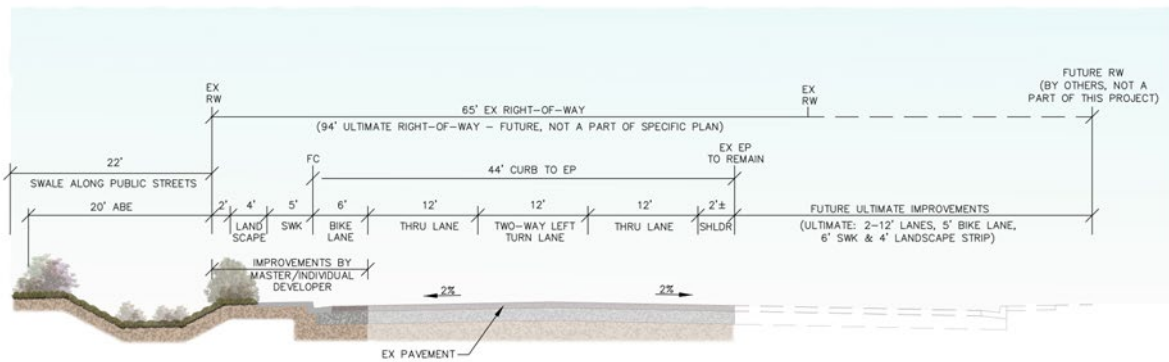


## 6.5 STREET SECTIONS

**Figure 6-2: Proposed Abbott Street  
(no parking allowed)  
Modified 4/1/2024**

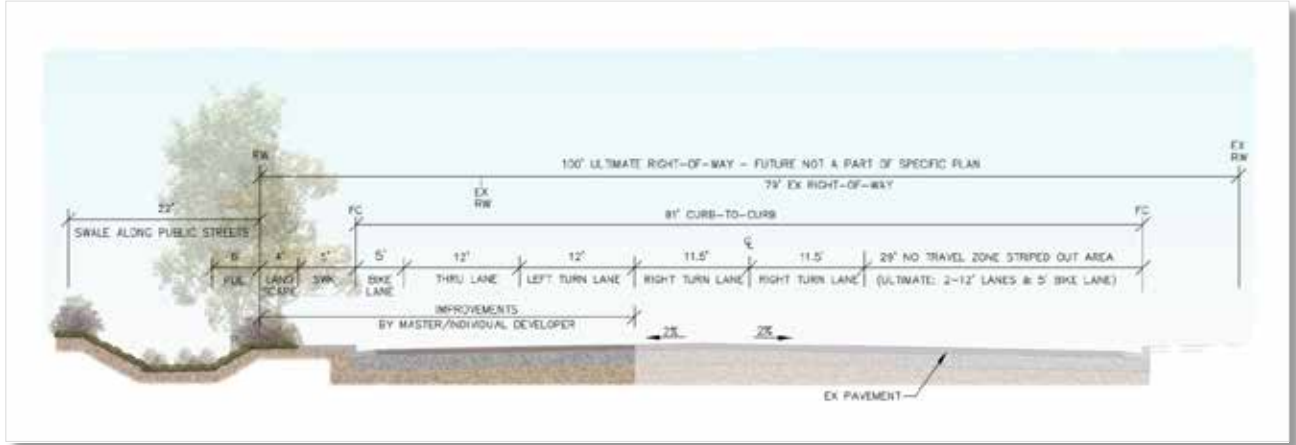


**Figure 6-3: Proposed Harris Road, Southwest of Harris Place  
(no parking allowed)  
Modified 4/1/2024**

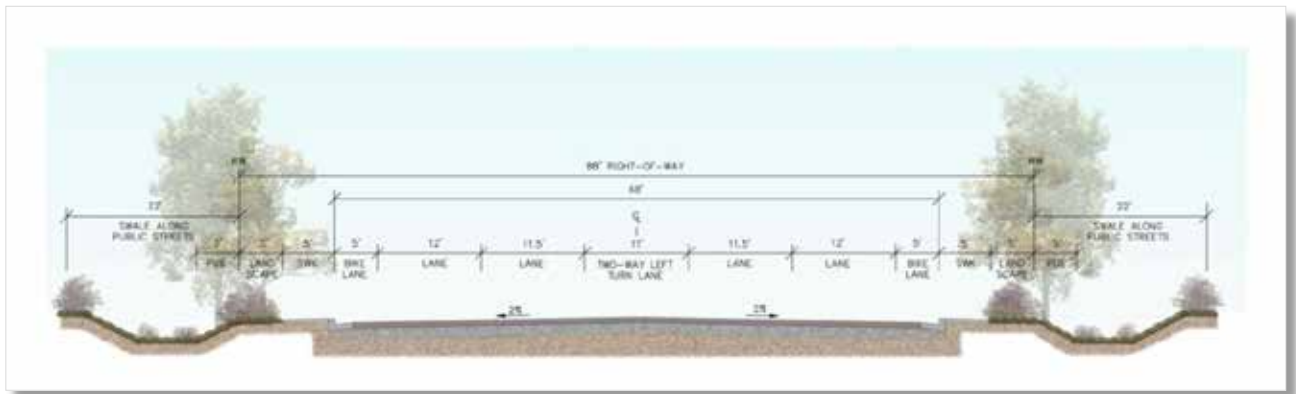




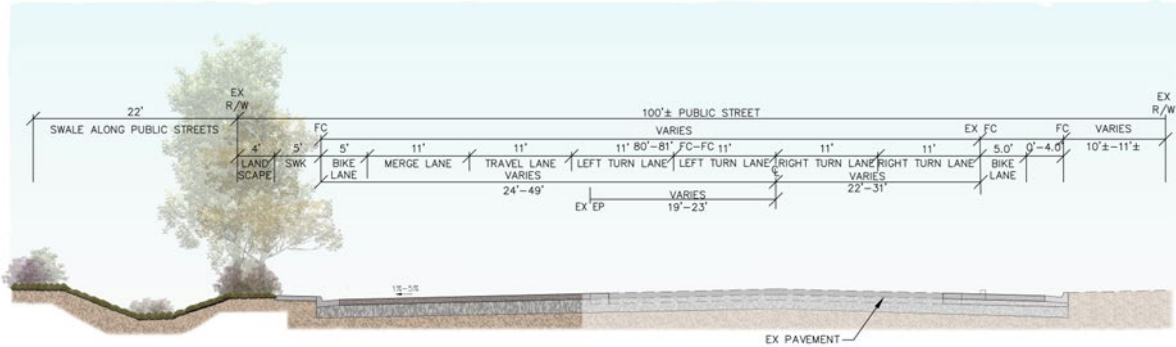
**Figure 6-4: Proposed Harris Road, Northeast of Harris Place  
(no parking allowed)**



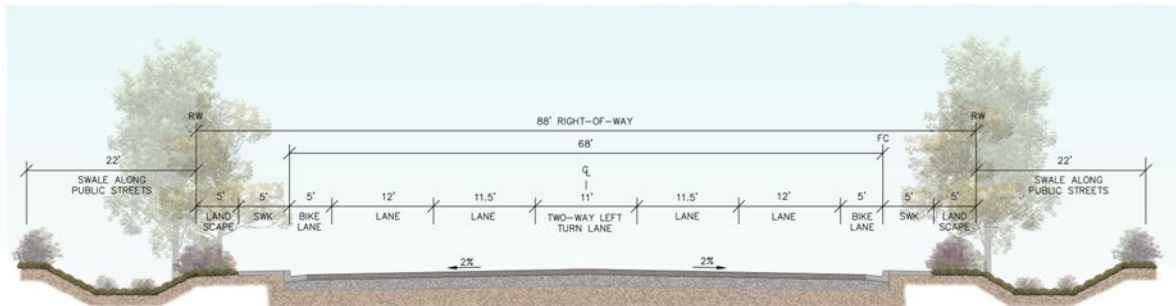
**Figure 6-5: Internal Backbone Streets  
Street "A" & the Extension of Dayton Street on the East Side of Street "A"  
(no parking allowed)**



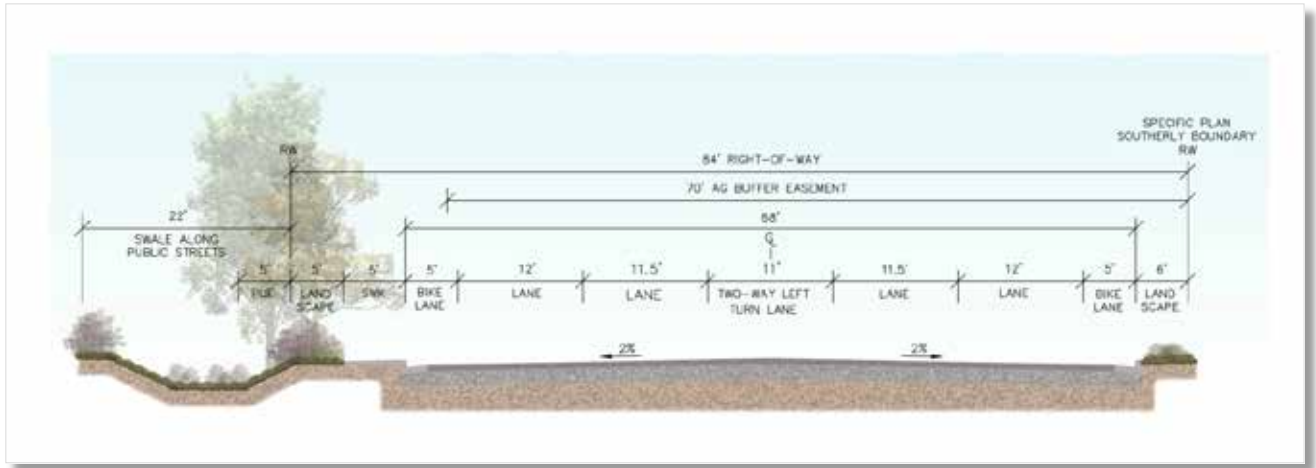
**Figure 6-4: Proposed Harris Road, Northwest of Harris Place  
(no parking allowed)  
Modified 4/1/2024**



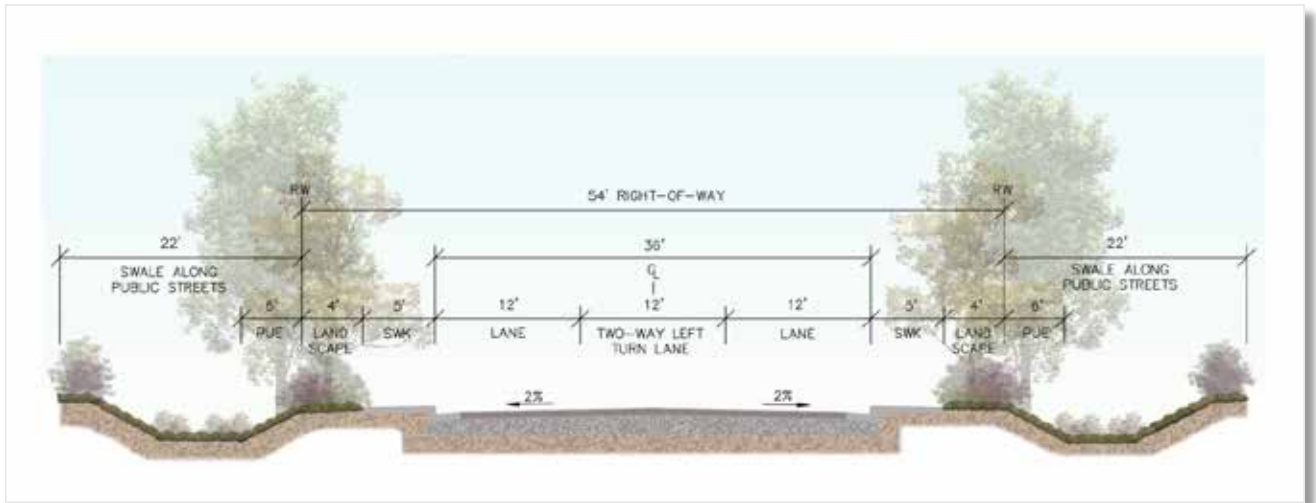
**Figure 6-5: Internal Backbone Streets  
Street “A” (Morgan Street) & the Extension of Dayton Street on the East Side of Street “A”  
(Morgan Street)  
(no parking allowed)  
Modified 4/1/2024**



**Figure 6-6: Internal Backbone Street  
Street “B”  
(no parking allowed)**

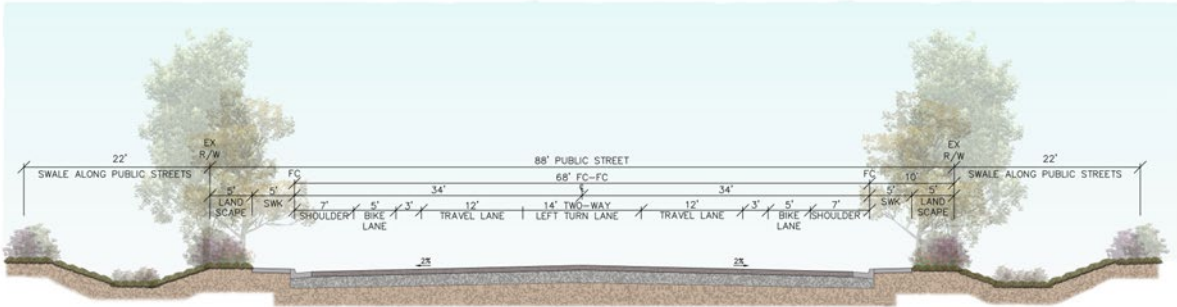


**Figure 6-7: Internal Backbone and Interior Local Streets  
Extension of Burton Avenue and Dayton Street to Street “A”  
and Possible Additional Public Streets  
(no parking allowed)**





**Figure 6-6: Internal Backbone Street Street “A” (Morgan Street) south of Dayton Street  
(no parking allowed)  
Modified 4/1/2024**



**Figure 6-7: Internal Backbone and Interior Local Streets  
Extension of Burton Avenue and Dayton Street to Street “A” (Morgan Street)  
and Possible Additional Public Streets  
(no parking allowed)  
Modified 4/1/2024**

