

RESOLUTION NO. 21844 (N.C.S.)

**ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED
GROUND LEASE ON 13.25 ACRES OF LAND LOCATED AT 1341 MERCER WAY**

WHEREAS, on December 18, 2019, the Salinas Planning Commission held a public hearing to review a Mitigated Negative Declaration for a Ground Lease on 13.25 acres of City-owned land located at the Salinas Municipal Airport at 1341 Mercer Way; and

WHEREAS, at the public hearing the Planning Commission approved Resolution 2019-22 recommending that the Salinas City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) with modifications to proposed Mitigation Measure AQ-1; and

WHEREAS, on May 12, 2020, the Salinas City Council held a public hearing for the aforementioned IS/MND and MMRP; and

WHEREAS, the City Council weighed the evidence presented at said public meeting, including the Council Report which is on file at the Administration Department together with the record of the environmental review which on file at the Community Development Department; and

WHEREAS, the City Council has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as attached as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council affirms the CEQA findings and adopts the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

1. The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the City Council finds that, with the standard conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis.

2. In accordance with CEQA, an Initial Study was prepared to assess project impacts associated with the Ground Lease. Based on the environmental analysis, the project would have no impact or a less than significant impact on the following environmental issues: Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfires. The project's impacts on the following environmental issues would be less than significant with the incorporation of mitigation: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources. The MND was circulated to the State Clearinghouse on October 21, 2019, for a 30-day review period (SCH #2019109058). This 30-day review period ended on November 20, 2019 at 5:00 pm. The NOI was published in the Monterey Herald newspaper, mailed to property owners and occupants within a 300-foot radius of the project site, sent to responsible agencies and interested parties, and posted at the County Clerk's Office. The IS/MND was posted on the City's website and was available at the City of Salinas Community Development Department and at the John Steinbeck and Cesar Chavez libraries. The City received three comment letters on the draft IS/MND (Exhibit D), and responses to the comment letters are contained in Planning Commission Resolution 2019-22 (Exhibit E). The City notified California Native America Tribes and held a consultation as detailed in Planning Commission Resolution 2019-22 (Exhibit E).

BE IT FURTHER RESOLVED that the Salinas City Council affirms the CEQA findings and approves the IS/MND and MMRP.

PASSED AND APPROVED this 12th day of May 2020 by the following votes:


AYES: Councilmembers: Barrera, Cromeenes, Davis, De La Rosa, McShane, Villegas and Mayor Gunter

NOES: None


ABSENT: None

ABSTAIN: None

APPROVED:

DocuSigned by:

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 Joe Gunter, Mayor

ATTEST:

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 Patricia M. Barajas, City Clerk

Attachments:

Exhibit A: Notice of Intent

Exhibit B: Initial Study and Mitigated Negative Declaration; Mitigation Monitoring and Reporting Program

Exhibit C: Initial Study Appendices

Exhibit D: Comments on IS/MND

Exhibit E: Planning Commission Resolution 2019-22