

Land Use and Infrastructure	
Goal LUI-1: Support a balanced, diverse, and equitable land use pattern that provides a wide range of jobs, housing, recreation, and services.	
Policy LUI-1.1: Actively encourage mixed-use designations and development to increase sustainability and capacity for housing, business, services, and alternative modes of transportation.	Action LUI-1.1.1: Update the zoning code to include more mixed use districts based on Place Type designation and emphasize form over use in these districts. Action LUI-1.1.2: Facilitate high-quality multi-family residential development throughout the city at a variety of densities (accessory dwellings, missing middle, midrise etc.) to increase opportunities for attainable and affordable housing. Action LUI-1.1.3: Establish and maintain the Central City as the business, government, dining, lodging, cultural, and entertainment center of Salinas. Maintain a compact Central city core that minimizes distances between most residential units, offices, stores, and restaurants. Action LUI-1.1.4: Group neighborhood shopping centers, schools, civic and recreational uses, parks, and public transit opportunities together to create an activity center focal point for the neighborhoods they serve. Action LUI-1.1.5: Align future land uses with Economic Opportunity and Target Areas through appropriate Place Types.
Policy LUI-1.2: Promote and prioritize redevelopment and revitalization of infill opportunities to ensure the efficient use of land and existing infrastructure and services (e.g., roads, transit, water, sewer, schools, etc.).	Action LUI-1.2.1: Use the Place Types and zoning reform to encourage Transit-Oriented Development (TOD) near major corridors and destinations. Action LUI-1.2.2: Evaluate ways to reduce development costs and/or provide equitable incentives to encourage development within existing neighborhoods on underutilized or disinvested properties, while protecting

	against displacement of existing businesses and residents. Action LUI-1.2.3: Utilize well-designed infill development and increase density along major corridors and Economic Opportunity Areas.
Policy LUI-1.3: Coordinate public and private investment along disinvested commercial corridors and incentivize retrofitting neighborhood shopping centers.	Action LUI-1.3.1: Identify feasible underutilized commercial centers and corridors, designate as an appropriate mixed-use Place Type, and align Zoning Code with new designation. Action LUI-1.3.2: Embrace short-term actions to populate storefront vacancies and vacant parcels. Action LUI-1.3.3: Encourage green retrofits of parking lots for environmental benefits.
Policy LUI-1.4: Maintain a compact urban form, locating growth areas in a manner that mitigates negative impacts of future growth on environmental quality and quality of life and minimizes loss of important agricultural resources, while allowing for the reasonable expansion of the City to address projected population growth.	Action LUI-1.4.1: Apply a system of managing growth based on the timely provision of public services and facilities and general thresholds or standards for their adequacy. Action LUI-1.4.2: Promote vertical urban expansion in the city core and other appropriate areas. Action LUI-1.4.3: Direct most urban expansion to the North and East, away from the most productive agricultural land. Encourage industrial development to locate within the approved Salinas Ag-Industrial Center Specific Plan area. Action LUI-1.4.4: Encourage clustering of development on sites within the Future Growth Area to minimize impacts on agricultural and open space resources. Action LUI-1.4.5: Lead development of an East Area Specific Plan.

	Action LUI-1.4.6: Continue to require specific plans prior to development of future growth areas currently annexed or annexed following adoption of this plan. Action LUI-1.4.7: Do not pursue growth into Economic Reserve Areas until full buildout of Future Growth/Target Areas. As this buildout occurs re-evaluate Economic Reserve Area land use to best meet needs of the community.
Policy LUI-1.5: Coordinate with local school districts and other educational organizations.	Action LUI-1.5.1: Work in partnership with local school districts and assist them in identifying land needed for new school sites so that sufficient facilities are provided for students. Action LUI-1.5.2: Consider impacts of proposed projects on school enrollment and facilities service standards. Action LUI-1.5.3: Work with Monterey Salinas Transit to provide transit routes to serve education institutions.
Policy LUI-1.6: Promote economic development through focused land use planning and infrastructure improvements, and targeted resource expansion.	Action LUI-1.6.1: Use Place Types to reinforce the strengths of each Economic Opportunity Area. Action LUI-1.6.2: Create specific plans or similar for future development in the Alisal Marketplace and Carr Lake area. Action LUI-1.6.3: Complete the Ferrasci/Target Area K Specific Plan and implement by incorporating land into the city. Action LUI-1.6.4: Selectively increase the supply of land outside of existing City limits for economic and housing development by expanding Sphere of Influence to include Target Areas and exploring future annexation. Action LUI-1.6.5: Use the Place Types to increase flexibility in the zoning code to

	accommodate innovative economic development activity. Action LUI-1.6.6: When updating the zoning code to implement the Place Types, create a more flexible non-conforming use policy to protect existing businesses in areas transitioning from light-industrial/commercial to a form of mixed use. Action LUI 1.6.7: Implement land use and infrastructure recommendations from recent community plans (AVP, CRP, DVP, etc.)
Goal LUI-2: Ensure that above- and below-ground infrastructure meets the existing and future community needs.	
Policy LUI-2.1: Maintain, improve, and expand flood, wastewater, and sewer systems to meet current and anticipated demands.	Action LUI-2.1.1: Actively coordinate and work with Monterey County Water Resources Agency (MCWRA) to provide and maintain necessary flood control facilities and services to meet the needs of the community. Continue to work with the MCWRA to construct Zone 9 Reclamation Ditch improvements to address flood storage and discharge issues. Action LUI-2.1.2: Provide a sewer system that meets the needs of the community for sewer collection and treatment and work with Monterey One Water (M1W) for sewer treatment needs. Coordinate with M1W for additional treatment capacity of expanded sewage disposal needs. Action LUI-2.1.3: Ensure existing wastewater, industrial wastewater, and storm drainage infrastructure systems, including broad municipal level wastewater and stormwater solutions for water reuse are maintained and upgraded to accommodate existing and future businesses and development. Action LUI-2.1.4: Continue to work with both MCWRA and M1W to recycle industrial wastewater for regional reuse which will in

	turn aid in the expansion of the Industrial Wastewater Treatment Facility. Action LUI-2.1.5: Review development proposals to ensure that adequate sewer and water treatment and recycling facilities, conveyance systems, and capacity are available to meet the needs of the development without negatively impacting the existing community. Action LUI-2.1.6: Require new development, to the extent feasible, to provide flood control facilities that are visually attractive and ecologically beneficial, and require on-going maintenance of the facilities by the development through a maintenance district. Apply appropriate development standards and fees to improve present drainage systems and provide adequate stormwater detention basins and sedimentation ponds with new construction. Action LUI-2.1.7: Increase pervious surfaces and encourage sustainable and resilient green infrastructure such as drought tolerant/native plantings, bioswales, grey water reuse, etc.
Policy LUI-2.2: Ensure adequate funding for infrastructure projects through both public and private sources.	Action LUI-2.2.1: Develop an infrastructure funding toolkit which describes infrastructure funding options and mechanisms available to the City and for partnerships with the private sector. Action LUI-2.2.2: Incorporate priority infrastructure projects into the Capital Improvement Plan to ensure they are programmed for funding and implementation in an appropriate timeframe to meet priority community objectives. Action LUI-2.2.3: Work with local and regional agencies to identify new and expanded infrastructure requirements and costs to

	ensure adequate service capacity to meet the demands of new development within the Sphere of Influence. Action LUI-2.2.4: Pursue public-private partnerships to increase access to and potentially fund energy, water, resource recycling and reuse, dark fiber communications, green infrastructure, and other infrastructure capacity.
Goal LUI-3: Support the development and continued evolution of the Salinas Municipal Airport.	
Policy LUI-3.1: Encourage development of the airport in accordance with the Salinas Municipal Airport Master Plan.	Action LUI-3.1.1: Plan for future airport operations, considering possible expansion of airport operations, services, the potential of Electric Vertical Take Off and Landing (EVTOL) vehicles, and the proximity of adjacent land uses. Action LUI-3.1.2: Encourage development in the vicinity of the Salinas Municipal Airport that would not cause land use conflicts, hazards to aviation, or hazards to the public and that is in compliance with the California Airport Land Use Planning Handbook. Action LUI-3.1.3: Support new compatible or aviation-related businesses at the Salinas Municipal Airport and surrounding commercial areas, including retaining airport property with direct runway access for uses directly related to aviation.
Policy LUI-3.2: Within the designated airport operations area (area within the Airport proper, which typically includes the aircraft movement areas), safety shall be the first consideration and priority shall be given to construction projects that make this area safe for aircraft operations.	Action LUI-3.2.1: Maintain open space adjoining Salinas Municipal Airport in accordance with the State of California Airport Land Use Planning Handbook to ensure safety for the present runway configurations and for possible future expansions. Action LUI-3.2.2: Review development proposals within areas affected by the operation of the airport to ensure airport and

land use compatibility, protect the public safety, and allow for continued aviation operations. This includes minimizing residential population increases within the 55 decibel CNEL contour.

Action LUI-3.2.3: Require dedication of an aviation easement as a condition of development approval of projects within the Airport Local Area of Influence. Said aviation easement shall include special provisions for properties within the 1-mile clear zone required for the California International Airshow.

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