

June 14, 2016

**FIRST ADDENDUM TO FINAL EIR
SALINAS AG – INDUSTRIAL CENTER PROGRAM ENVIRONMENTAL
IMPACT REPORT**

Prepared for Salinas AG- INDUSTRIAL CENTER (SPA 2016-001)

Introduction

On January 19, 2010, the Final Environmental Impact Report for the Salinas Ag-Industrial Center was certified by the Salinas City Council. The Final EIR was prepared in conjunction with the proposal to annex and develop approximately 257 acres adjacent to the southern City limit (U.S. Highway 101 at Abbott Street) and contemplated the reorganization, the amendment of the Salinas General Plan, the adoption of a Specific Plan, and the approval of a parcel map.

The proposed First Addendum contemplates a modification in the language for Mitigation Number Agricultural Resources – AG-1 which currently reads:

The Applicant shall dedicate an agricultural conservation easement and fee title to the Ag Land Trust for 196.6 acres of prime row crop land known as the Odello Ranch (APN 253-104-003). The City Attorney shall verify that the easement has been dedicated and the fee title has been conveyed prior to approval of the Specific Plan.

Applicant's proposed language modification to Section 7.3 of the Specific Plan is:

The *Plan Area* directly abuts productive farm land. To ensure the continued productivity of the adjacent agricultural land, the *Specific Plan* Master Developer ~~has entered into an agreement with the Ag Land Trust, a local conservancy dedicated to the preservation of agricultural lands. The agreement provides for the creation of an Agricultural Buffer Easement between the Plan Area and adjoining agricultural lands.~~ shall convey to an acceptable agricultural conservancy, dedicated to the preservation of agricultural lands, an Agricultural Buffer Easement between the Plan Area and adjoining agricultural lands. The Agricultural Buffer Easement will be conveyed by a separate recorded document, and will also be shown on the "master" parcel map for the Plan Area. See Chapter 3, Figure 3-3 for the easement location and Appendix F for Agricultural Buffer Easement Deed language. The Agricultural Buffer Easement will be conveyed by a separate recorded document, and will also be shown on the "master" parcel map for the Plan Area. See Chapter 3, Figure 3-3 for the easement and Appendix F for Agricultural Buffer Easement Deed language.

Background

Unless exempt, large-scale projects such as the Salinas Ag-Industrial Center are subject to evaluation pursuant to the California Environmental Quality Act. The purpose of the evaluation is to provide information to the public in general and to the government decision-makers responsible for making development decisions. The focus of this evaluation is to describe impacts upon the environment that are expected to occur if the project is approved. State and local regulations address the topics that need to be evaluated and the process to be followed.

As noted above, a detailed Environmental Impact Report was prepared for the Salinas Ag-Industrial Center project, and certified by the Salinas City Council on January 19, 2010. Included in the Final EIR is an analysis of potential impacts, arranged according to the following categories: Aesthetics, Agricultural Resources, Air Quality, Climate Change, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology, Water Quality, and Storm Drainage, Public Services, Transportation and Circulation, Water Supply, Sanitary and Industrial Wastewater and Noise. Included in the EIR are a series of Mitigation Measures recommended to reduce potential adverse environmental effects to a level that is not considered significant.

Development of the Ag-Industrial Center is regulated by both the Salinas Zoning Code and the Salinas Ag-Industrial Center Specific Plan, with the latter taking precedence whenever standards differ. The Specific Plan was approved by the Council on January 19, 2010. This First EIR Addendum was prepared in response to an application for a First Amendment to the Specific Plan, the details of which are described below:

Proposed Action

Remove specific reference to “Ag Land Trust” throughout the body of the document and exhibits to allow greater flexibility for the applicant/property owner to pursue negotiations with various conservancy agencies, while still mitigating the loss of agricultural lands as a result of the project.

Analysis

If this amendment is approved, there would be effectively no change in the impacts evaluated in the Final EIR, including **Agricultural Resources**, because size and purpose of the agricultural conservation easement will not be altered, only the entity to which it is dedicated.

Conclusion

Article 11 of the state Guidelines for the California Environmental Quality Act describes instances where an Addendum to an EIR is appropriate (Sections

15162 and 15164). An addendum is appropriate for the amendment being considered as there is neither: a) new information of substantial importance, nor b) any substantial change to either the project or to the circumstances of the project that would require preparation of a Subsequent EIR. The dedication of agricultural conservation easement is not proposed to be modified, the mitigation measure will still be implemented, and therefore an addendum to the EIR is appropriate.

Jill Miller
Associate Planner

\\SalSvr44\DeptPvt\ComDev\jill.miller\Documents\MANN PACKING\SPR2016-013 1428 Abbott St\EIR addendum attach to SR.doc