

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

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE SALINAS AG-INDUSTRIAL CENTER SPECIFIC PLAN WITH REFERENCE TO SECTION 7.3, APPENDIX F, AND THE MITIGATION MONITORING AND REPORTING PROGRAM LOCATED AT 1428 ABBOTT STREET IN THE IG-SP7-AP (INDUSTRIAL – GENERAL – SALINAS AG-INDUSTRIAL CENTER SPECIFIC PLAN-AIRPORT OVERLAY) ZONING DISTRICT (SPA 2016-001)

WHEREAS, on June 14, 2016, the Salinas City Council, at the request of the Applicant, The Uni-Kool Partners, held a duly noticed public hearing to consider a Specific Plan Amendment to amend the Salinas Ag-Industrial Center Specific Plan with reference to Section 7.3, Appendix F and Mitigation Measure AG-1, located at 1428 Abbott Street, and which is known as Specific Plan Amendment 2016-001; and

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

WHEREAS, the Salinas City Council adopted the *Salinas Ag-Industrial Center Specific Plan* on January 19, 2010 (Reso. No.19806 N.C.S.) providing for the establishment of a two-hundred and fifty-seven-acre center for the development of agricultural related and industrial uses; and

WHEREAS, on June 14, 2016, the Salinas City Council held a duly noticed public hearing regarding the proposed First Amendment to the *Salinas Ag-Industrial Center Specific Plan*, considered a report of the same date prepared by the Community Development Department, and heard testimony concerning the proposed amendment; and

WHEREAS, the First Amendment to the *Salinas Ag-Industrial Center Specific Plan* has been examined and its effects independently determined to have been adequately analyzed in the *Final Environmental Impact Report* prepared for the Salinas Ag-Industrial Center project as certified by the Salinas City Council on January 19, 2010; and

WHEREAS, this First Amendment to the *Salinas Ag-Industrial Center Specific Plan* is consistent with the Salinas General Plan and with the Salinas Ag-Industrial Center Specific Plan; and

WHEREAS, the First Addendum to the Final Environmental Impact Report would preserve an agricultural easement to protect the continued productivity of the adjacent agricultural land while providing for greater flexibility in the recipient of the easement.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council hereby adopts the First Addendum to the Final Salinas Ag-Industrial Center Environmental Impact Report; and

BE IT FURTHER RESOLVED by the Salinas City Council that the Council hereby approves the First Amendment to the *Salinas Ag-Industrial Center Specific Plan*, incorporates 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, including the following changes as reflected in the attached Exhibit 2:

On Page 7-3:

7.3 AGRICULTURE RESOURCES

Historically, the Plan Area has been used for agricultural production. The Site currently yields leaf lettuce, head lettuce, spinach, celery, cauliflower, and broccoli.

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.

- 1. The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the Salinas General Plan and other applicable plans and policies adopted by the City Council;***

The Salinas General Plan designates all of the properties within the Salinas Ag-Industrial Center Specific Plan area as *General Industrial*. The Amendment would not cause uses inconsistent with this land use designation to be developed. The site is part of a plan area in which the development standards and design criteria are governed by a Specific Plan that was first adopted by the City Council in 2010. Major amendments to The Salinas Ag-Industrial Center Specific Plan are subject to public review via noticed public hearings.

- 2. The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the city; and***

The proposed language modification to the Specific Plan is not detrimental to the public health, safety, or welfare of surrounding properties. The result of implementing the revised Mitigation Measure AG-1 will be effectively the same.

- 3. The specific plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code, commencing with Section 65450 as may be subsequently amended by the State of California.*

The proposed Specific Plan Amendment to allow flexibility of the recipient of the Agricultural Buffer Easement does not change previously approved land uses, or other impacts of the development.

PASSED AND ADOPTED this 14th day of June 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia M. Barajas
City Clerk

Attachments:

1. First Addendum to the Salinas Ag-Industrial Center Specific Plan FEIR
2. First Amendment to the Salinas Ag-Industrial Center Specific Plan (revised Page 7-3 and Mitigation Measure AG-1)

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