

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

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING A
VARIATION TO RESOLUTION NO. 12963 RELATED TO A PROPOSED
APPROXIMATELY 113,000 S.F. AGRICULTURAL COOLER LOCATED WITHIN
THE SALINAS AG-INDUSTRIAL SPECIFIC PLAN
(Ref. SPR 2016-013)**

WHEREAS, on May 10, 2016, Belli Architectural Group, on behalf of Mann Packing, submitted an application known as Site Plan Review 2016-013 requesting approval to construct and operate an approximately 113,000 s.f. agricultural cooler located within the Salinas Ag-Industrial Specific Plan located at the current address of 1428 Abbott Street (Assessor's Parcel Number 177-133-005-000); and

WHEREAS, The Salinas Ag-Industrial Specific Plan was approved by the City Council on January 19, 2010 with the purpose of transforming “Salinas into a regional and global center for agricultural innovation and industry”.

WHEREAS, the Salinas Ag-Industrial Specific Plan contains language addressing the timing and financing of infrastructure as the area is developed over time; however, the Specific Plan contains an Engineer’s Report in Appendix C, which references Resolution No. 12963 requiring new development to install full infrastructure improvements; and

WHEREAS, Resolution 12963, adopted by the City Council on November 3, 1987, establishes policy regarding the provision of public facilities for new development, and pursuant to Section III variations from the policies may be permitted at the recommendation of the Public Works Director and as approved by the City Council; and

WHEREAS, the City Council held a duly noticed public meeting on June 28, 2016 and weighed the evidence presented at said public meeting, including the Staff Report which is on file at the Public Works Department together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council finds the request for variation not to be a considered a project pursuant to the California Environmental Quality Act (CEQA) and 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 request for variation is not considered a project pursuant to the California Environmental Quality Act.***

An environmental impact report was prepared for the original project. The Salinas Ag-Industrial Center Final Environmental Impact Report (FEIR) was certified by the City Council on January 19, 2010. The proposed development complies with the Specific Plan and FEIR including the Engineer’s report, which references Resolution No. 12963. In Section III of the resolution, variations from its policies may be allowed based upon the recommendation of the Public Works Director and as approved by City Council. The

environmental impacts of the variation request have been analyzed in accordance with the California Environmental Quality Act (CEQA): the variation request is not considered a project pursuant to CEQA Guidelines Section 21065. Further environmental review for such a variation is not required.

2. *Backbone Infrastructure.*

The Specific Plan contains language that provides guidance related to the phasing of internal public streets (Street “A”, Street “B”, Burton Avenue, or Dayton Street), part of the backbone infrastructure. The initial development, a 113,000 sq. ft. cooling facility, will be able to tap into existing utilities to service the site and will be constructed according to the design standards outlined in the Specific Plan. In this case, the proposed development is fully accessible off Harris Road. Thus, construction of the internal public streets is not necessary to serve the proposed development site.

3. *Harris Road Improvements.*

In terms of Harris Road Improvements, the Specific Plan does call out for “infrastructure necessary to support each development increment’s use”. Since this development would receive its access off Harris Road, “frontage improvements not previously installed” would be required including street widening, sidewalks, curbs, gutters, and street lighting. The Specific Plan limits responsibility for these improvements to the north side of the street. However, given the location of key utilities and because of future widening, it makes no sense to construct improvements now when they would be torn out later. Similar to the backbone improvements, a variation allows Uni-Kool Partners to bond for the required street improvement to Harris Road. This would ensure that there is funding available to augment the widening of Harris Road when it is undertaken instead of wasting resources on improvements that ultimately would have to be removed to accommodate installation of backbone utilities and future widening. As the first development in the Ag-Industrial Center, these improvements if built today are unnecessary as they do not connect to a larger circulation network. Moreover, the widening on the north side at approximately 5 feet would do little on its own to improve traffic flow.

PASSED AND APPROVED this 28th day of June 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Joe Gunter, Mayor

ATTEST:

Patricia M. Barajas, City Clerk