

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2024-___**

RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A TENTATIVE MAP SUBDIVIDING AN EXISTING 189.27-ACRE LOT INTO 427 SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL LOTS WITH AN ADDITIONAL 10 PARK, OPEN SPACE, AND PUBLIC/SEMIPUBLIC LOTS (437 TOTAL LOTS) (PORTION OF CENTRAL AREA SPECIFIC PLAN (CASP)) IN SIX (6) SEPARATE PHASES FOR A PROPOSED TOTAL OF 1,674 DWELLING UNITS LOCATED AT 1101 EAST BORONDA ROAD IN THE NEIGHBORHOOD EDGE A AND B (NE-A AND NE-B), NEIGHBORHOOD GENERAL A, B, AND C (NG-A, NG-B, AND NG-C), VILLAGE CENTER A AND B (VC-A AND VC-B), PARK (P), OPEN SPACE (OS) AND PUBLIC/SEMIPUBLIC (PS) WITH CENTRAL AREA SPECIFIC PLAN OVERLAY DISTRICT (SP-11) AND FLOOD OVERLY DISTRICT (F) ZONING DISTRICTS (TM 2021-001)

WHEREAS, on July 17, 2024, the Salinas Planning Commission, at the request of the Applicant, Stonebridge Homes, Hugh Walker on behalf of East Boronda, LLC, property owner, is proposing to subdivide a 189.27-acre lot into 427 single-family and multi-family residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) in six (6) separate phases for a proposed total of 1,674 dwelling units (ownership and rentals) located at 1101 East Boronda Road in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS) and Public/Semipublic (PS) with Central Area Specific Plan Overlay District (SP-11), and Flood Overly District (F) Zoning Districts and which is known as Tentative Map 2021-001; and

WHEREAS, on May 8, 2024, pursuant to SMC Section 31-401.6, the proposed Tentative Map was circulated to public agencies, utilities, and school districts for review and recommendations to the City of Salinas regarding the effect of the proposed subdivision. Public comments were received from: Pacific Gas and Electric (PG&E), Monterey-Salinas Transit (MST), and Monterey Bay Air Resources District (MBARD). City staff responses are contained in the planning commission staff report dated July 17, 2024, and conditions have been added to the Tentative Map permit responding to the comments; and

WHEREAS, the Planning Commission 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.

NOW, THEREFORE, BE IT RESOLVED, the project is found consistent with the City's Inclusionary Housing Ordinance, Housing Element site inventory, and complies with Government Code Section 65863; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Salinas Planning Commission that it recommends the City Council finds the environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA), including a Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) and because it was fully analyzed in a prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) dated November 2020 via a checklist prepared pursuant to CEQA Guidelines Section 15183 dated June 28, 2024, and approve Tentative

Map 2021-001 (TM 2021-001) 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:

Previous EIR:

- 1. The Planning Commission hereby finds that a previous Environmental Impact Report (EIR) 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 Commission has independently reviewed and considered the information contained in the EIR and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that, with the 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 Commission's independent judgment and analysis. On this basis, the Commission finds that the project has been fully analyzed in a prior EIR.***

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project has been determined to be in compliance with California Environmental Quality Act (CEQA) because the project was fully analyzed in a prior Environmental Impact Report (EIR) for the Central Area Specific Plan (CASP) dated November 2020 via a checklist prepared pursuant to CEQA Guidelines Section 15183 dated June 28, 2024.

For Tentative Map 2021-001:

- 2. The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.***

The proposed Tentative Map is a request to subdivide a 189.27-acre lot into 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) in six (6) separate phases for a proposed total of 1,674 dwelling units (ownership and rentals). The proposed Tentative Map is consistent with the Salinas General Plan, Central Area Specific Plan, and the Zoning Code. The project is subject to compliance with the Final Central Area Specific Plan (CASP) dated November 17, 2020. Per CASP, the project site is located in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS) and Public/Semipublic (PS) with Central Area Specific Plan Overlay District (SP-11) and Flood Overly District (F) Zoning Districts (see attached Exhibit "2"). Per the CASP, the General Plan designations of the project site are Mixed-Use, Residential-High Density, Residential-Medium Density, Residential-Low Density, Public/Semipublic,

Park, and Open Space (see attached Exhibit “3”).

The Tentative Map indicates 1,778 residential units; however, Note 3 on Sheet 6 (Exhibit “G” of TM 2021-001) states that a maximum of 1,674 residential units are allowed due to a limitation by a greenhouse gas environmental study. The number of proposed lots is 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) is allowed. The maximum allowed 1,674 residential units is within the maximum allowed 1,804 units as per CASP. The proposed 1,674 residential units matches the maximum allowed units stated in the Greenhouse Gas Plan for the proposed project.

3. *The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.*

The Central Area Specific Plan (CASP) governs the project site. The design and improvements of the proposed Map are consistent with the General Plan. The site is designated Mixed-Use, Residential-High Density, Residential-Medium Density, Residential-Low Density, Public/Semipublic, Park, and Open Space in the General Plan by the CASP. Per the General Plan, these designations provide for the development of a variety of residential (single-family, multi-family, etc.), mixed-use, parks, open space, and public/semipublic uses. The number of proposed lots 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) is allowed. However, the maximum number of residential units for the Tentative Map shall be limited to 1,674 units which is consistent with the General Plan.

The proposed Tentative Map is consistent with the following General Plan Goals and Policies:

1. Land Use Goal LU-1: The project demonstrates a balance of land use patterns that provides for a wide range of housing and recreation;
2. Land Use Policy LU-1.1: The project achieves a balance of land uses for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community;
3. Land Use Policy LU-2.1: The project minimizes disruption of agriculture by maintaining a compact city form and directing urban expansion to the North and East, away from the most productive agricultural land;
4. Land Use Policy LU-2.2: The project applies a system of managing growth based on the timely provision of public services and facilities and general thresholds or standards for their adequacy;
5. Land Use Policy LU-2.3: The project clusters development on sites within the Future Growth Area (FGA) to minimize impacts on agricultural and open space resources;
6. Land Use Policy LU-2.4: The project utilizes well-designed in-fill

- development, and selectively increases density within the FGA to maintain a compact city form;
7. Land Use Policy LU-2.5: The project ensures that the negative impacts of future growth on environmental quality and quality of life area minimized and adequate levels and quality of urban services and facilities are maintained;
 8. Land Use Policy LU-2.6; The project avoids density increases or intrusion of nonresidential uses that are incompatible with the character of existing neighborhoods;
 9. Housing Goal H-1: The project provides a range of housing types and a variety of affordability levels to address existing and project housing construction needs in Salinas;
 10. Housing Policy H-1.1: The project encourages a variety of housing types, designs, and prices throughout the City to maintain housing choice and enable households of all types and income levels the opportunity to find suitable ownership or rental housing that supports healthy living; and
 11. Housing Policy H-1.3: Future residential development will be adequately served by services and facilities including park and recreational areas, libraries, sanitary and storm sewers, transportation, public safety and other services. Payment of adequate impact fees will be required to provide for future services and facilities.

4. *The site is physically suitable for the proposed type of development.*

The site is topographically flat and is currently an agricultural use. The proposed Tentative Map is a request to subdivide a 189.27-acre lot into 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) in six (6) separate phases for a proposed total of 1,674 dwelling units (ownership and rentals). The project includes alterative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections. Vehicular access to the project will be provided from East Boronda Road, Natividad Road, Russell Road, and Constitution Boulevard. Therefore, the site is physical suitable for the proposed type of development.

5. *The site is physically suitable for the proposed density of development.*

Per the CASP, the project site is located in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS) and Public/Semipublic (PS) with Central Area Specific Plan Overlay District (SP-11) and Flood Overly District (F) Zoning Districts (see attached Exhibit “2”). The proposed density of 1,674 residential units is within the maximum allowed 1,804 units as per the CASP. Therefore, the site is physically suitable for the proposed density of development.

6. ***The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is unable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

The CASP EIR provided project-level detail with respect to the biological resource effects of the proposed project, in part due to the comprehensive character of the mitigation measures required to reduce air pollutant emissions. The Tentative Map would create new legal parcels but would not directly authorize any development that would require future discretionary approvals from the City. Those would have to be obtained separately at a later point in time. No additional site-specific environmental analysis is required to fully address the biological resource impacts of the proposed project.

7. ***The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

The site is currently used for agricultural use and is proposed to be subdivided into 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots). Per the CASP, the project site is located in the Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS) and Public/Semipublic (PS) with Central Area Specific Plan Overlay District (SP-11) and Flood Overly District (F) Zoning Districts . The proposed lots 427 residential lots with an additional ten (10) Park, Open Space, and Public/Semipublic lots (437 total lots) are allowed. However, the maximum number of residential units for the Tentative Map shall be limited to 1,674 units which will be consistent with the General Plan. The site will be served with expanded public infrastructure. Conditions of approval will ensure compliance with requirements of the City' Public Works Department. Per the CASP Final EIR, the project is not likely to cause public health problems.

8. ***The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.***

The site is currently used for agricultural use and will be served by future infrastructure, primarily from the existing residential development located adjacent to the south. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

9. ***The waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA).***

Per the CASP Final EIR, the Central Area Specific Plan could increase the amount of wastewater requiring treatment at the M1W Treatment Plant, by generating additional wastewater within the Specific Plan Area. The Waste Discharge Requirements (WDRs) Order No. R3-2018-0017 allows M1W Treatment Plant to accept up to 29.6 MGD. Given a current demand of approximately 16 MGD, the M1W Treatment Plant currently has an additional capacity of approximately 11 MGD; given 1.18 MGD generated by the project (and peak flows of approximately 1.75 MGD), there is sufficient plant capacity. This is a less than significant impact of the proposed Tentative Map.

The proposed project has the potential to violate water quality standards or waste discharge requirements during construction. Mitigation Measure 3.6-1 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) requires the use of Best Management Practices (BMPs) during construction activities to reduce erosion, control sediment, and manage runoff from the Specific Plan Area. The BMPs may include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. The use of these measures would prevent polluted, non-treated runoff from entering the nearby storm drains and waterways. The various Regional Water Quality Control Boards (RWQCB) have evaluated the effectiveness of the types of BMPs required by Mitigation Measure 3.6-1 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) and have determined that BMPs are known to be effective in protecting receiving waters. Mitigation Measure 3.6-2 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) requires submittal of Improvement Plans which contain requirements that meet the City's National Pollutant Discharge Elimination System (NPDES) permit requirements and the City's Stormwater Development Standards for New and Redevelopment Projects. Also, current agricultural operations in the Specific Plan Area (baseline conditions) lead to some levels of erosion and downstream turbidity, as well as other pollution entering the drainage system. The proposed project would result in the elimination of the agricultural runoff, which would be replaced with the development of a controlled

storm drainage system implementing the latest BMPs. With implementation of Mitigation Measures 3.6-1 and 3.6-2 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1), the proposed project would have a **less than significant** impact relative to this topic.

10. *Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.*

Mitigation Measure 3.6-1 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) ensures compliance with existing regulatory requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) designed to control erosion and the loss of topsoil to the extent practicable using best management practices (BMPs) that the RWQCB has deemed effective in controlling erosion, sedimentation, runoff during construction activities. Additionally, Mitigation Measure 3.6-2 of the Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan dated November 2020 (Exhibit 1) requires the project applicant to submit detailed plans and calculations for water quality BMPs and water quality detention/retention basins design, consistent with the City's NPDES permit requirements. These are regulatory requirements that have been incorporated into the EIR as mitigation to ensure water quality is maintained.

The Regional Water Quality Control Board (RWQCB) requires a project specific Storm Water Pollution Prevention Plan (SWPPP) to be prepared for each project that disturbs an area one acre or larger. The SWPPPs include project specific best management measures that are designed to control drainage and erosion. Further, new construction in the Specific Plan Area would be required to comply with the City's National Pollutant Discharge Elimination System (NPDES) Permit requirements, the City's Storm Water Development Standards (SWDS), and City Public Works Standards, all of which are intended to reduce potential erosion impacts to a less than significant level.

11. *If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.*

The Central Area Specific Plan Area is not under a Williamson Act contract; therefore, there are no conflicts with Williamson Act contracts.

12. *If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative*

Map.

As per the CASP EIR, water supplies are sufficient to meet the City’s existing and projected future potable water demands, including those future water demands associated with the Central Area Specific Plan, to the year 2035 under all hydrologic conditions. Three (3) new groundwater wells would provide adequate groundwater for the proposed project. Additionally, the Cal Water Salinas District and ALCO have sufficient water supply throughout its service area to serve the proposed project, even during the third year of a multi-year drought, and even if the proposed project’s groundwater wells proved to not be sufficient to serve the entire Plan Area. Moreover, the development of the CASP, including the project site would reduce consumption of groundwater (equivalent to increasing groundwater storage), when compared to the existing agricultural uses; this would also have the effect of reducing the potential for seawater intrusion into the groundwater basin, when compared to the existing agricultural uses. Therefore, overall, buildout of the Central Area Specific Plan would result in a less than significant impact to water supply requirements.

PASSED AND APPROVED this 17th day of July 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on July 17, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attach:

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Exhibit 1: Final Mitigation Monitoring and Reporting Program for Final Central Area Specific Plan
dated November 2020

Exhibit 2: CASP Zoning Map with TM 2021-001 Project Area

Exhibit 3: CASP General Plan Map with TM 2021-001 Project Area

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