



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: SEPTEMBER 4, 2024

DEPARTMENT: CITY ATTORNEY'S OFFICE

FROM: CHRISTOPHER A. CALLIHAN, CITY ATTORNEY

THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER

TITLE: MISCELLANEOUS 2024-007: CONFORMITY OF PROPOSED LAND ACQUISITION FOR BORONDA ROAD IMPROVEMENT PROJECT TO THE GENERAL PLAN

RECOMMENDED MOTION:

A motion to approve a Resolution accepting a report and establishing findings on the conformity of the proposed land acquisition of approximately 6.65 acres of real property located on the north side of East Boronda Road necessary for the completion of Phase 1 of the Boronda Road Congestion Relief Project.

EXECUTIVE SUMMARY:

East Boronda Road between San Juan Grade Road and Williams Road has been identified in the City's General Plan as a six-lane major arterial roadway. As a part of the City's approval of the West Area Specific Plan (WASP) and Central Area Specific Plan (CASP), the City contemplated the widening of Boronda Road from two lanes to four lanes and in May 2017 the City approved the installation of roundabouts at the intersections of McKinnon Street, El Dorado Drive, Natividad Road, Independence Boulevard, and Hemingway Drive along the East Boronda Road corridor. Consistent with this prior direction, the City has prepared Plans and Specifications for the phased improvement of East Boronda Road—the Boronda Road Congestion Relief Project. The first phase of these improvements will be between Darmouth Way to a point between McKinnon Street and El Dorado Drive with construction of this first phase scheduled to begin in the fall of 2024. In order for Phase 1 to proceed, however, the City must acquire a portion of privately owned land on the north side of East Boronda Road. Government Code section 65402(a) requires a report to the planning agency (Planning Commission) as to the conformity of the property acquisition and proposed future development to the General Plan prior to City Council consideration of any property acquisition.

DISCUSSION:

The proposed land acquisition for the completion of Phase 1 of the Boronda Road Congestion Relief Project is consistent and in conformity with the WASP and 2022 Salinas General Plan. The WASP acknowledges the plans to improve East Boronda Road, including the first phase of

improvements to occur within the WASP project buildout which proposed to establish four lanes between San Juan Grade Road, Dartmouth Way, and Independence Boulevard with roundabouts at McKinnon Street, El Dorado Drive, Natividad Road, and Independence Boulevard. In order for the Boronda Road Congestion Relief project, and the improvements contemplated in the WASP, to be completed, the City must first acquire a portion of privately-owned property located along the north side of East Boronda Road as generally shown on Attachment A to this Report. The property owners have offered to donate this property to the City and will enter into an agreement with the City for dedication of the land. The proposed land acquisition and future development of the Boronda Road improvements necessary to support the WASP is therefore consistent with and in conformity with the 2022 General Plan: Goal C-1 (Provide and maintain a circulation system that meets the current and future needs of the community.); Policy C-1.3 (Require that new development and any proposal for an amendment to the Land Use Element of the General Plan demonstrate that traffic service levels meeting established General Plan standards will be maintained on arterial or collector streets.); Policy C-1.6 (Discourage diversion of traffic to local streets by providing maximum capacity on arterial streets and locating high traffic-generating uses on or near arterial frontages.); and Policy C-1.7 (Design roadway capacities to adequately serve planned land uses.).

Findings

The Planning Commission may determine that the proposed property acquisition for the completion of Phase 1 of the Boronda Road Congestion Relief Project conforms with the General Plan as detailed in the attached Resolution.

Time Consideration

Work on Phase 1 of the Boronda Road Congestion Relief Project is scheduled to begin in the fall of 2024; however, the City's acquisition of the property discussed herein is necessary in order for work on Phase 1 to be completed. The Planning Commission must receive this Report on the conformity with the General Plan prior to the City Council's consideration of an agreement for the dedication of right-of-way.

Alternatives Available to the Commission

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution and find the proposed property acquisition exempt from additional review under the California Environmental Quality Act (CEQA); or
2. Find that the findings set forth in the attached Resolution are not appropriate and establish findings stating the reasons for non-conformity.

CEQA CONSIDERATION:

The environmental impacts of the Boronda Road Congestion Relief project were analyzed in Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA), which was adopted by the City Council on November 3, 2020. The environmental impacts of the WASP were analyzed in an environmental impact report in accordance with CEQA and a Final Environmental Impact Report was certified by the Salinas City Council on December 17, 2019.

ATTACHMENTS:

Proposed Planning Commission Resolution

Attachment A: Legal Description including the following exhibit:

Exhibit "A-1": Overall East Boronda Road City of Salinas, CA.

Cc: Lisa Brinton, Community Development Director
David Jacobs, Public Works Director
Adriana Robles, City Engineer
Other interested parties

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