

City of Salinas SUBDIVISION ORDINANCE UPDATE

Initial Study and Negative Declaration



Lead Agency
City of Salinas
65 W. Alisal Street – 2nd Floor
Salinas, California 93901

Draft October 25, 2016

This document is designed for double-sided printing.



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Section 1: PURPOSE AND AUTHORITY OF INITIAL STUDY

1.1 – PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the environmental impacts that could result from any potential future physical change in the environment associated with the adoption of the City of Salinas Subdivision Ordinance Update.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Salinas' local rules and regulations. The proposed project requires discretionary approval from the City of Salinas. As the project initiator and because of the legislative approvals involved, the City is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, this project requires City approval of an Ordinance that will amend the City's current Subdivision Ordinance (Chapter 31 of the City's Municipal Code). No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, have jurisdiction.

Pursuant to §15074 of the CEQA Guidelines, prior to approving this project, the City is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or to determine that an Environmental Impact Report (EIR) is required. The findings of this Initial Study support adoption of a ND, as discussed in Section 4. Subdivision Ordinance

1.2 – CONTENTS

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth in the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.10)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Section 4.10)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.2)

1.3 – TIERING

Section 15152 et al of the CEQA Guidelines describes “tiering” as a streamlining tool as follows:

(a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).

(3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

(g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:

- (1) General Plan EIR (Section 15166)
- (2) Staged EIR (Section 15167)
- (3) Program EIR (Section 15168)
- (4) Master EIR (Section 15175)
- (5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)
- (6) Redevelopment project (Section 15180)
- (7) Projects consistent with community plan, general plan, or zoning (Section 15183)

This Initial Study for the City of Salinas Subdivision Ordinance Update has been prepared to tier upon the Salinas General Plan Final EIR (2002) No. 1987012703 and Final Supplement for the Salinas General Plan Final Program EIR (2007) No. 2007031055. These documents are available for public review online and at:

City of Salinas
Community Development Department
65 W. Alisal Street - 2nd Floor
Salinas, California 93901

1.4 – APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: Implementation of the development standards contained in the updated Subdivision Ordinance would be consistent with the City's current General Plan. As the General Plan is updated and/or amended, the City would ensure that the updated Subdivision Ordinance remains consistent with the General Plan.

Project Specific Environmental Review: In the City of Salinas, development proposals requiring discretionary approvals are subject to an environmental review process to determine if CEQA review is required or a CEQA exemption applies. If not exempt, a project is analyzed to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts. Development proposed on properties zoned for residential development typically are considered administrative reviews (SPRs), subject to applicable City rules, regulations, and zoning standards to ensure mitigation of potential environmental impacts already anticipated by the General Plan Final EIR (2002). Those projects requiring a discretionary permit are subject to further

CEQA review. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives.

Purpose of Environmental Review: This Initial Study assesses potential environmental impacts resulting from the proposed amendments to the Subdivision Ordinance that would modify the physical standards that the City applies to development projects in connection with subdivision applications, and which could affect the environment within the City of Salinas. The Subdivision Ordinance Update does not propose any change to land use policy related to land use designations, density, or intensity. The purpose of the environmental assessment is to: 1) determine whether any peculiar types of impacts that were not examined in the General Plan Final EIR (2002) and the Final Supplement for the General Plan Final EIR (2007) could occur as a direct or indirect result of the proposed Subdivision Ordinance update; or 2) if there could be impacts that are more severe than those identified in the previous environmental documents.

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Section 2: PROJECT DESCRIPTION

2.1 – PROJECT TITLE

City of Salinas Subdivision Ordinance Update

2.2 – LEAD AGENCY NAME AND ADDRESS

City of Salinas
Community Development Department
65 W. Alisal Street – 2nd Floor
Salinas, California 93901

2.3 – CONTACT PERSON AND PHONE NUMBER

Jennifer Coile, Project Manager, Subdivision Ordinance Update
Special Projects Division, Department of Community Development
(831) 758-7206

2.4 – PROJECT SPONSOR'S NAME AND ADDRESS

City of Salinas
Community Development Department
65 W. Alisal Street – 2nd Floor
Salinas, California 93901

2.5 – PROJECT LOCATION

The Subdivision Ordinance Update (the "Project" or "Subdivision Ordinance") applies to all subdivisions within the City of Salinas (the "City") with the exception of those subdivision applications that the City determined to be complete prior to the Subdivision Ordinance's effective date. Therefore, the Project location is the City of Salinas.

The City of Salinas (the "City") is located in northern Monterey County between the Gabilan and Santa Lucia mountain ranges.¹ Located at the northern end of the Salinas Valley, the City is approximately 20 miles northeast of the City of Monterey, 60 miles south of San Jose, 101 miles south of San Francisco, and 325 miles north of Los Angeles.²

¹ City of Salinas Final Supplement for the Salinas General Plan Final Program EIR, November 2007.

² Id.

Exhibit 1 (Regional and Vicinity Map) illustrates the City's location within Monterey County and its local context.

2.6 – ENVIRONMENTAL SETTING³

Encompassing approximately 24 square miles of land (the "Project Area"), the City is developed as an urban environment, with a mix of residential, office, retail, industrial, institutional, agricultural, and park and open space uses. Unincorporated Monterey County surrounds the Project Area to the north, south, east, and west and includes agricultural production, open space, commercial, and very low-density rural development.

The City is located in proximity to regional transportation routes, including US-101 and Routes 68 and 183, which traverse the Project Area. The Salinas Municipal Airport, a general aviation facility, is located in the southeastern portion of the Project Area.

In general, due to the relatively flat topography and geologic setting, few geologic hazards exist in the Project Area other than those related to seismic activity. Most of the City has slopes of one to 10 percent, although a few areas have slopes from 10 to 30 percent.⁴ To the east of the Project Area, topography becomes more varied, as slopes increase toward the Gabilan Mountains; to the northeast, slopes from 10 to 30 percent are common.⁵

Water for urban and agricultural use in Salinas is pumped from wells. Located in the Salinas Valley Groundwater Basin, much of the groundwater supply in the Project Area is generated through recharge of the basin via the Salinas River. No imported water sources are available, and water supplies are limited to the watershed and underlying aquifer. The high dependence on ground water and the growth in water demand by urban and agricultural users has put a strain on groundwater resources of the Salinas Valley.

The vegetation habitat types of the undeveloped parcels within the project area include riparian woodland, in-stream and seasonal wetlands, grassland, and oak woodland. Previously disturbed and/or developed areas support non-native landscape trees, row crop agricultural, orchards, and barren areas.

Salinas is in the North Central Coast Air Basin which is comprised of Monterey, San Benito, and Santa Cruz counties. The City's climate is moderated by a marine influence. Marine breezes cause winds from the northwest and west, which are strongest and most persistent in the spring and summer months. Due to this marine influence, air quality in the Project Area is generally very good.

The main existing noise sources within the Project Area include vehicular noise from Highway 101, railroad noise from the Union Pacific Railroad, and airport noise generated by the aircraft utilization of the airport.

³ Unless otherwise noted, all data and information for the Environmental Setting comes from City of Salinas Final Supplement for the Salinas General Plan Final Program EIR, November 2007.

⁴ City of Salinas 2015-2023 Housing Element Initial Study, October 2015.

⁵ Id.

2.7 – PROJECT CHARACTERISTICS

The Project analyzed by this Initial Study/ Negative Declaration (IS/ND) is a proposal by the City to amend its Subdivision Ordinance (Chapter 31 of the City's Municipal Code) to more effectively regulate and control the design and improvement of divisions of land within the City and to reflect and augment the current requirements of the State of California Government Code Sections 66410 to 66499.58 (the "Subdivision Map Act").

In general, a "subdivision" is any division of improved or unimproved land for the purpose of sale, lease, or financing. Accordingly, the Subdivision Ordinance would enact procedures concerning the design and improvement of subdivisions in the City; the form and content of all maps provided for by the Subdivision Map Act; and the procedure to be followed in securing the official approval of the City regarding such maps. The proposed Subdivision Ordinance would promote orderly growth and development; promote open space, conservation, environmental protection, and proper use of land; and insure provision for adequate traffic circulation, utilities, and services within the City in accordance with the Subdivision Map Act. Table 1 summarizes each section of the Subdivision Ordinance's provisions.

Table 1		
Subdivision Ordinance Update Summary		
Article 1:	General Provisions	Includes general provisions, such as the Subdivision Ordinance's purpose, applicability, and exclusions.
Article 2:	Definitions and Responsibilities	Defines key terms used throughout the Subdivision Ordinance and sets forth the authority of various City officials with respect to implementing and enforcing the Subdivision Ordinance.
Article 3:	Application Procedures and Environmental Review	Sets forth the standards for subdivision applications, including who may initiate an application, how the City is to process the applications, and how hearings on an application are to be noticed, if applicable. Also reaffirms that environmental review is required for all subdivision applications.
Article 4:	Tentative and Final Maps	Defines the form and content of tentative and final maps submitted to the City for all subdivisions creating five or more lots, condominiums, community apartment projects, or dwelling units.
Article 5:	Vesting Tentative Maps	Sets forth additional criteria for vesting tentative map applications that seek to vest development rights for the life of the map.
Article 6:	Parcel Maps	Defines the form and content of parcel maps submitted to the City for all subdivisions creating four or fewer lots, condominiums, community apartment projects, or dwelling units.

Table 1 Subdivision Ordinance Update Summary		
Article 7:	Condominium and Mobilehome Park Conversions	Establishes criteria for converting existing multifamily rental housing or non-residential development to condominiums, community apartments, or stock cooperatives. Also addresses conversions of existing rental housing in mobilehome parks.
Article 8:	Dedications and Reservations	Describes the standards governing dedications of public facilities in conjunction with a subdivision. Standards address streets and alleys, other public rights-of-way or easements, park land, and school sites.
Article 9:	Improvement and Design Standards	Defines physical standards for on- and off-site improvements required in connection with a subdivision.
Article 10:	Improvement Plans and Improvement Security	Establishes the form and content for improvement plans, which must show all improvements to be made in connection with a subdivision before any permanent improvement work commences. Sets procedures by which a subdivider can commit to complete improvements by agreement with the City and by providing security towards completion.
Article 11:	Lot Line Adjustments, Lot Consolidations, Reversions to Acreage, and Mergers of Substandard Lots	Establishes procedures for lot line adjustments, lot consolidations, reversions, and mergers of existing subdivisions.
Article 12:	Corrections and Amendments	Defines a process for amending final maps or tentative maps after they have been recorded in the office of the county recorder.
Article 13:	Certificates of Compliance and Enforcement	Establishes provisions by which a property owner may request a determination as to whether a parcel or lot complies with the provisions of the Subdivision Ordinance and the Subdivision Map Act. Establishes enforcement mechanisms, including penalties and other remedies the City may pursue if land is subdivided without following the procedures established by the Subdivision Ordinance.

Appendix A is the City of Salinas Standard Specifications, Design Standards, and Standard Plans (2008 edition) and Appendix B is the 2014 Stormwater Standard Plans, adopted by the City Council per Resolution No. 20529 on April 8, 2014.

Many of the proposed amendments or additions to the Subdivision Ordinance are simply clarifying changes or modifications to administrative procedures that, as can be seen with certainty, would not have any effect on the environment.⁶ Similarly, proposed fees included within the Subdivision Ordinance are merely a government funding mechanism for the City to fund potential future improvements that do not involve a commitment to any specific project.⁷ Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives.

However, a relatively small number of the proposed amendments to the Subdivision Ordinance would potentially modify the physical standards that the City applies to development projects in connection with subdivision applications, which could affect the environment within the Project Area. Table 2 summarizes the proposed Subdivision Ordinance amendments that fall into this category.

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
31-703.1(j)	As a condition of the tentative map or parcel map approval, all main buildings, structures, fences, patio enclosures, carports, accessory buildings, sidewalks, driveways, landscaped areas, and additional elements, as required, shall be refurbished and restored as necessary to achieve a high level of design quality, appearance, and safety. These improvements shall occur prior to the approval of the final map. The subdivider shall provide to the homeowners' association and/or purchaser a one-year warranty on all physical improvements required under this section. If substantial restoration is required, the design plans shall be subject to the city planner's approval.	Requires refurbishment of specified exterior features as part of a residential condominium conversions.
31-703.2(a)	The project shall conform to the currently adopted building codes and shall be found to be in compliance with the city's building regulations in Chapter 9 of the municipal code in effect on the date that the last building permit was issued for the subject structure or structures except as herein provided. Prior to final map or parcel map approval, the city shall receive a complete physical inspection report, by a qualified person(s), as determined by the	Creates specific physical standards for non-residential condominium conversions to mirror residential condominium conversion requirements.

⁶ CEQA Guidelines Section 15378(b)(4).

⁷ CEQA Guidelines Section 15061(b)(3).

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	building official of every unit to verify compliance with this condition.	
31-703.2(b)	The project shall comply with all applicable d accessibility requirements as determined by the building official and city engineer or other official acting as ADA coordinator.	Id.
31-703.2(c)	Comply with all applicable Fire Department requirements; and all fire hydrants, fire alarm systems, fire sprinklers, portable fire extinguishers, exiting signs, panic hardware, and other fire protective appliances shall be retained in an operable condition at all times.	Id.
31-703.2(d)	Each condominium unit shall be separately metered for gas, water, and electricity. A plan for equitable sharing of common area utility metering shall be developed prior to final map or parcel map approval and included in the covenants, conditions, and restrictions (CC&R's) prepared for the condominium conversions.	Id.
31-703.2(e)	All landscaping shall be restored as necessary and maintained to achieve a high degree of appearance and quality in accordance with zoning code requirements and the city's water conservation ordinance. If a significant amount of new landscaping is required, the landscape plan shall be subject to the city planner's and city engineer's approval. All landscaping shall be privately owned and maintained; and funded through an owner's association or other legal means as approved by the city engineer.	Id.
31-703.2(f)	As a condition of the tentative map or parcel map approval, all main buildings, structures, fences/walls, accessory buildings, sidewalks, driveways, parking lots, landscaped areas, and additional elements, as required, shall be refurbished and restored as necessary to achieve a high level of design, appearance, and safety. These improvements shall occur prior to the approval of the final map. The subdivider shall provide to the purchaser or owner's association a one-year warranty on all physical improvements required under this section. If	Id.

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	substantial restoration is required, the design plans shall be subject to the city planner's approval.	
31-801.1	Whenever a subdivider is required to dedicate roadways to the public, the subdivider may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths, lanes, or related facilities, for the use and safety of the residents of the subdivision.	Makes explicit City's authority to require the provision of bicycle paths as part of a subdivision.
31-801.4	Pursuant to Sections 66478.1 through 66478.14 of the Subdivision Map Act, public access shall be provided to a public resource, such as a public waterway (river, stream or bay shoreline), when a lot or parcel created by a subdivision is proposed contiguous to such a resource. The nature, extent and design of such public access or the need to provide such access shall be based on site conditions and constraints; the presence and proximity of other similar access to the public resources in the area; and the nexus established between any required access and the proposed subdivision.	Updates definition of public resources that shall be made publically accessible as part of a subdivision to reflect Subdivision Map Act requirements.
31-802.2	<p>It is hereby found and determined that the public interest, convenience, health, welfare, and safety require that three (3) acres of land for each one thousand (1,000) persons residing within the city be devoted to small, neighborhood, and community parks for recreational purposes in accordance with the conservation/open space element of the general plan, which has adopted a park land goal of three (3) acres of land for each one thousand (1,000) persons. The amount of land to be dedicated is based on the additional population within each subdivision and shall be computed as follows:</p> <ul style="list-style-type: none"> The city shall determine the average number of persons based upon the average household size as determined by the most recent federal Census. The average household size in the 2010 federal Census is 3.66 average persons per dwelling unit, equivalent to an acreage requirement of 0.01098 acres per dwelling unit. The number of persons that will occupy the new subdivision shall be computed by 	Requires parkland dedication based on updated General Plan requirements and most recent Census data, consistent with the Subdivision Map Act.

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	<p>multiplying the average number of persons per dwelling unit by the number of dwelling units. The parkland to be dedicated shall then be determined by multiplying the number of persons by 3 acres/1000 persons. (As an example, based on the 2010 census, a 100-unit single-family subdivision would be estimated to have 366 residents. Parkland to be dedicated would equal $366 \times 3/1000 = 1.098$ acres of land to be dedicated.)</p>	
31-802.5.2(a)	<p>Land to be dedicated for park purposes shall meet the following additional criteria:</p> <ul style="list-style-type: none"> • For full parkland dedication credit, all land within the park site shall be contiguous, and developable pursuant to the park and sports facility standards adopted by the city council pursuant to Section 31-802, Park land dedication; • All land dedicated for parks must be of a sufficient size and shape suitable for the type of park being developed. A proposed park must be located on land able to support year-round active recreational use (such as formal sports fields, tennis or basketball courts or playgrounds), or other uses consistent with the park and sports facility standards adopted by the city council pursuant to Section 31-802, Park land dedication; and • The land shall have, at a minimum, frontage on and access to a public street, including all required public street improvements along the site's public street frontage. 	Creates new physical criteria for land the City will accept for parkland dedication.
31-802.5.2(b)	<p>The following limitations shall apply to land dedicated for park purposes:</p> <ul style="list-style-type: none"> • No parkland dedication credit shall be given for land dedicated for parks with slopes over ten percent; required riparian setback areas or other environmental mitigation areas; or land which is not graded to create a sufficiently flat area of less than three percent grade in any direction unless otherwise determined by the city manager or city manager's designee. 	Id.

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	<p>Drainage courses, creeks or wetlands/biological habitats are generally unacceptable for parkland dedication credit, although partial parkland dedication credit may be given if the city manager or the city manager's designee determines that these areas are contiguous to a community, neighborhood or small park and will be incorporated into and improved as an integral part of that park. Such areas shall be eligible for a maximum parkland dedication credit of twenty-five percent of the actual square footage of the area dedicated and improved as parkland.</p> <ul style="list-style-type: none"> • Proposed park sites whose irregular shape or insufficient size that will not support recreational uses will not be considered acceptable for parkland dedication credit. • Land containing overhead utilities, high pressure underground utilities, contamination, or other factors that restrict the usability of the land or pose safety concerns for patrons for recreational purposes shall not generally be considered acceptable for parkland dedication credit. However, land with an overhead utility line easement that is high enough to allow park activities and contiguous to a neighborhood park facility of two (2) net acres or more in size (exclusive of the powerline easement) may be eligible for a partial parkland dedication credit if the city council, based on the recommendation of the city manager or the city manager's designee and the library and community services commission, determines that such land can be designed for recreation use and improved as a cohesive and integral part of the park. Such areas shall be eligible for a maximum parkland dedication credit of twenty-five percent (25%) of the actual square footage of the utility easement that is dedicated and improved as parkland. 	

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	<ul style="list-style-type: none"> The designation and development of land for trails, bikeways, and parkways are considered dedications of public rights-of-way similar to streets and shall not be considered for parkland dedication credit. Stormwater detention basins will not be considered acceptable for park land dedication credit. 	
31-902.3	<p>Stormwater runoff from the subdivision shall be managed in accordance with the City's NPDES requirements and standards, including all applicable Low Impact Development (LID) standards, in addition to all applicable city development standards. Stormwater detention basins may be designed to incorporate sports field facilities consistent with the city's adopted park and sports facility standards. Stormwater detention basins that are not developed as sport field facilities and stormwater retention basins shall be designed and landscaped to appear as a natural or other aesthetically interesting feature as approved by the city engineer and city planner. Fencing shall be generally avoided in conjunction with such basins, except where the city engineer determines it is necessary to restrict public access or to provide security for pump stations or similar facilities. Basins located in industrial zoning districts, which are not visible from public rights-of-way or residential, commercial, mixed-use, parks, new urbanism, open space, public/semipublic or overlay zoning district shall be exempt from the landscaping and fencing requirements. Stormwater facilities shall be dedicated to the city in fee unless otherwise approved by the city engineer.</p>	Strengthens City's criteria for stormwater facilities.
31-902.4	<p>Each unit or lot within the subdivision shall be served by a public sanitary sewer collection system. No privy, vault, septic tank, cesspool, or similar on-site treatment facility shall be permitted, except as may be allowed by municipal code Chapter 36.</p>	Prohibits privy, vault, septic tank, cesspool, or similar on-site treatment facilities for units in subdivisions.
31-903.7(g)	<p>Local streets will form an interconnected network, including automobile, bicycle, and pedestrian routes, that provide direct connections to local destinations.</p>	Augments street pattern requirements for development of

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	Local streets will provide for both intra and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them. Gated entryways in new developments or neighborhoods will not be allowed.	streets and thoroughfares.
31-903.7(h)	Local and connector streets should be considered to be both public ways and neighborhood amenities. They shall have continuous sidewalks and large species of street trees on both sides. Individual residential dwelling units shall provide entries, gates, porches, or other inviting features that face local streets to help create a sense of community, improve safety, and reflect Traditional Neighborhood Design (TND) principles. In the limited circumstances where cul-de-sac streets are appropriate due to natural or other mitigating site factors as determined by the city engineer, the cul-de-sac shall be open at the end to create pedestrian and bicycle access.	Id.
31-903.7(i)	Natural features including creeks, significant trees, sloping topography, and wetlands shall be protected, where reasonably feasible and accentuated through sensitive site planning, landscaping, building placement, and other measures to ensure that these features are assets benefiting the entire community. Dwelling units shall not back up to or prohibit access to these natural features; however, cul-de-sac streets may extend to the natural features provided the cul-de-sac is open at the end and provides access to trails and/or activity areas.	Id.
31-903.14	Blocks shall not normally exceed the following length between streets: Residential – 600'; Commercial – 1,000'; Industrial – 1,500'	Redefines permitted block sizes.
31-903.15(b)	Lot design shall promote and incorporate new urbanism design principles as provided in the zoning code, any applicable specific plan, and the general plan.	Augments lot standards.
31-903.15(c)	New residential subdivisions shall generally be designed with as many lot sizes (and housing types) as feasible, in the interest of offering a greater	Id.

Table 2 Potential Modifications to Physical Standards Applied to Development Projects		
Section	Provision	Change from Existing Conditions
	number of choices across the broad range of housing prices. Several lot sizes are encouraged within each block to provide variety and texture within the block, as well as throughout the neighborhood. Clustering a large group of similar lot sizes (with a single housing type) in several large blocks or neighborhood shall be avoided.	
31-903.15(g)	To promote pedestrian-oriented residential developments and to provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles, lots shall be designed so that backyard fences/walls will not be located along local or collector/connector streets except where required for noise attenuation.	Id.

2.8 – REQUIRED CITY APPROVALS AND OTHER AGENCY APPROVALS

The City Council must adopt the Project by ordinance, amending the city's Municipal Code to include the Subdivision Ordinance as proposed. No other agency approvals are required to implement the project.

Section 3: DETERMINATION

3.1 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emission	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

3.2 – DETERMINATION

This Initial Study has been prepared for the City of Salinas Subdivision Ordinance Update in accordance with the California Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas.

On the basis of this initial evaluation, the City of Salinas makes the following determination:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Further information about this project and about its probable environmental impact will be on file in the Community Development Department, 65 West Alisal Street, second floor, Salinas, CA 93901.

Jennifer Coile, Project Manager
City of Salinas, Community Development Department

Date

Section 4: EVALUATION OF ENVIRONMENTAL IMPACTS

4.1 – AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** A scenic vista generally is defined as an uninterrupted view of the horizon that creates an aesthetic viewpoint. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside).

According to the 2002 City of Salinas General Plan EIR, Implementation of Mitigation Measures A1 through A5 would reduce the overall aesthetics impact to a level less than significant. Mitigation Measure A1 requires the City to implement the City's Gateway Guidelines. Mitigation Measure A2 requires the City to strengthen and require compliance with the City's Design Guidelines. Mitigation Measure A3 requires the City to improve the Lighting Ordinance. Mitigation Measure A4 requires the City to implement landscaping requirements for all proposed projects. Mitigation Measure A5 requires the City to review all discretionary projects for aesthetics impacts.⁸

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards related to scenic vistas or scenic highways that the City applies to development projects in connection with subdivision applications. Thus, impacts associated with future development subject to the standards of the Subdivision Ordinance would remain within the scope of analysis in the

⁸ City of Salinas General Plan EIR. 5.11 Aesthetics. August 2002.

General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to a scenic vista or scenic highway at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance Update would be less than significant.

- b) **Less than Significant Impact.** Significant impacts could occur if the Subdivision Ordinance update and potential future development or condominium conversions substantially damaged scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.

According to the General Plan EIR, Implementation of Mitigation Measures A1 through A5 would reduce the overall aesthetics impact to a less-than-significant level.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards related to scenic resources that the City applies to development projects in connection with subdivision applications. Thus, impacts associated with future development subject to the standards of the Subdivision Ordinance would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to scenic resources at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- c) **Less than Significant Impact.** Implementation of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with existing surroundings. The Project includes specific provisions to prevent new development from degrading the existing visual character of the City. Section 31-703.1(j) of the proposed Subdivision

Update requires refurbishment of specified exterior features as a part of residential condominium conversions. Specifically, the proposed text says: "As a condition of the tentative map or tentative parcel map approval, all main buildings, structures, fences, patio enclosures, carports, accessory buildings, sidewalks, driveways, landscaped areas, and additional elements, as required, shall be refurbished and restored as necessary to achieve a high level of design quality, appearance, and safety. These improvements shall occur prior to the approval of the final map. The subdivider shall provide to the homeowners' association and/or purchaser a one-year warranty on all physical improvements required under this section. If substantial restoration is required, the design plans shall be subject to the city planner's approval." Similar wording is proposed in Section 31-703.2(f) for non-residential condominium conversions.

According to the General Plan EIR, Implementation of Mitigation Measures A1 through A5 would reduce the overall aesthetics impact to a less-than-significant level.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. The proposed Section 31-703.1(j) and Section 41-703.2(f) would ensure that visual quality of a property will be upgraded to high design standards, if necessary, through the condominium conversions approval process described in the Subdivision Ordinance. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to visual character at the program level and concluded that impacts were less than significant, impacts with adoption of the updated Subdivision Ordinance would be less than significant.

- d) **Less than Significant Impact.** Future development such as new housing or other uses in a subdivision would result in new sources of lighting. Typical light sources from a single-family home would include outdoor security lighting. Multiple-family residential developments and commercial developments would generally include outdoor security lighting and parking lot lights, depending on the type of development.

According to the General Plan EIR, implementation of General Plan EIR Mitigation Measures A1 through A5 would reduce the overall aesthetics impact on lighting to a level less than significant. Future development and condominium conversions subject to the Subdivision Ordinance update would be required to adhere to Section 37-50.480 (Outdoor Lighting) of the Salinas Zoning Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations, or density, nor modify the physical standards that the City applies to development projects related to light or glare. Thus, impacts associated with future development subject to the standards of the Subdivision Ordinance would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to light or glare at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

4.2 – AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversions of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** According to the General Plan EIR, Salinas has approximately 1,116 acres of designated Prime Farmland. General Plan EIR Mitigation Measure AG1 requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding (MOU), which directs that growth occur generally to the north and east, away from the most productive farmland. In 2006, this MOU was replaced by the Greater Salinas MOU adopted jointly by the Monterey County Board of Supervisors and the City Council. The intent of the MOU was to preserve agricultural lands with Monterey County and future growth areas of Salinas,

and to provide adequate financing for services and facilities for the City and the County's Greater Salinas Plan Area. General Plan EIR Mitigation Measure AG2 requires the City to give priority to redevelopment and infill projects that reduce development pressure on agricultural lands. Implementation of Mitigation Measures AG1 and AG2 would help to minimize the impact related to the loss of important farmland to the extent feasible; however, as discussed in the General Plan EIR, implementation of land use policy over the long term would mean that the loss of agricultural resources is significant and unavoidable.⁹ The Right to Farm is addressed in Section 37.50.220 of the Zoning Code.

The City of Salinas has an Agricultural Zoning District . The Agricultural Zoning District areas include the Carr Lake area and a strip of land southwest of the US 101. The primary purpose of this zoning designation is to preserve and protect agricultural land from urban development. Thus, General Plan EIR Mitigation Measure AG1 requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding, which directs that growth to occur generally north and east, away from the most productive farmland. In 2006, this MOU was replaced by the Greater Salinas MOU adopted jointly by the Monterey County Board of Supervisors and the City Council. The intent of the MOU was to preserve agricultural lands with Monterey County and future growth areas of Salinas, and to provide adequate financing for services and facilities for the City and the County's Greater Salinas Plan Area. General Plan EIR Mitigation Measure AG2 requires the City to give priority to redevelopment and infill projects that reduce development pressure on agricultural lands. Implementation of Mitigation Measures AG1 and AG2 would help to minimize the impact related to the loss of important farmland to the extent feasible; however, with implementation of land use policy, the impact related to the loss of agricultural resources would remain significant and unavoidable.¹⁰

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations, or density, nor modify the designation nor use of any farmland. Thus, impacts associated with future development subject to the standards of the Subdivision Ordinance would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts to the loss of important farmland to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to the loss of important farmland. Thus, impacts would be less than significant.

⁹ City of Salinas General Plan EIR. 5.9 Agricultural Resources. August 2002.

¹⁰ City of Salinas General Plan EIR. 5.9 Agricultural Resources. August 2002.

- b, c, d) **No Impact.** According to the General Plan EIR, no land within the planning area presently is preserved for agricultural use under the Williamson Act.¹¹ Thus, no impacts to Williamson Act land would occur. Similarly, there is no timberland or forest land located in the City, so no impacts to these resources would occur.
- e) **Less than Significant Impact.** According to the General Plan EIR, approximately 1,116 acres of Prime Farmland are located in Salinas. As mentioned Section 4.2.a, implementation of Mitigation Measures AG1 and AG2 would minimize the impact related to the loss of important farmland; however, the impact related to the loss of agricultural resources would remain significant and unavoidable.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards that the City applies to development projects in connection with subdivision applications in a way that would make conversion of Farmland more likely to occur. Thus, impacts associated with future development subject to the standards of the Subdivision Ordinance would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts to the loss of important farmland to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to the conversions of farmland. Thus, impacts would be less than significant.

¹¹ City of Salinas General Plan EIR. 5.9 Agricultural Resources. August 2002.

4.3 – AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **No Impact.** The City of Salinas is located within the North Central Coast Air Basin (NCCAB), which is comprised of more than 5,100 square miles and includes Monterey, Santa Cruz, and San Benito Counties. The NCCAB is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). MBUAPCD and AMBAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the basin. To determine consistency between the project and the AQMP, the project must comply with all applicable MBUAPCD rules and regulations, comply with all proposed or adopted control measures, and be consistent with the growth forecasts utilized in preparation of the AQMP.

A significant impact could occur if the proposed project conflicts with or obstructs implementation of the MBUAPCD 2012 AQMP.¹² Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards.

¹² Monterey Bay Unified Air Pollution Control District. Triennial AQMP Revision 2009-2011.

Pursuant to the methodology provided in Chapter 3 of the 2012 MBUAPCD CEQA Air Quality Guidelines, consistency with the MBUAPCD 2012 AQMP is affirmed when a project is consistent with the growth assumptions in the AQMP. Consistency review is presented below.

The project is consistent with the General Plan; thus, population growth accommodated by the General Plan would have been considered in the AQMP, as local land use plans are a component of the regional population growth model. Therefore, the project is consistent with the AQMP by extension of being consistent with the General Plan. Based on the consistency analysis presented above, the proposed project would not conflict with the AQMP; no impact would occur.

- b) **Less than Significant Impact.** Because the proposed Subdivision Ordinance update does not authorize any specific development project or land altering activity that would involve construction of new or redeveloped housing or any other development project, it would not result in any direct emissions that could contribute to an existing or potential violation of an air quality standard. The Subdivision Ordinance update would have no effect on rules and procedures governing assessment or control of air pollutant emissions.

The proposed Subdivision Ordinance update would not directly result in construction of any development or infrastructure; however, future development and condominium conversions pursuant to the updated Subdivision Ordinance would result in short-term criteria pollutant emissions. Short-term criteria pollutant emissions would occur during site preparation, grading, building construction, paving, and painting activities associated with new development. Emissions would occur from use of equipment; worker, vendor, and hauling trips; and disturbance of onsite soils (fugitive dust). Pursuant to CEQA, short-term construction-related emissions would be analyzed on a project-specific basis. Projects will comply with City's rules and regulations regarding air quality impacts. Mitigation would be applied where necessary. Such mitigation typically includes requirements for use of low-VOC paints, installation of diesel particulate filters on older construction equipment, and limitations on hauling distances and/or daily trips.

Any future proposed development project or condominium conversions would be subject to City and MBUAPCD's rules and regulations, including the Subdivision Ordinance. No land use changes or changes in intensity are proposed as part of the proposed project. With application of MBUAPCD rules and the General Plan Air Quality goals and policies, no new or more significant impacts relative to air quality standards would result from implementation of the Subdivision Ordinance update beyond those analyzed in the General Plan EIR. Dust control is subject to sections 37-50.1809(i) of the Salinas Zoning Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards that the City applies to development projects in connection with air quality standards. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that

the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to the violation of air quality standards at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- c) **Less than Significant Impact.** As of June 2005, the NCCAB met all federal air quality standards. As a result, it is no longer subject to federal conformity requirements. The Basin is currently in non-attainment for State criteria pollutants ozone and fine particulate matter (PM₁₀).¹³

New development and condominium conversions facilitated by the Subdivision Ordinance update (pursuant to existing General Plan land use policy) would be required to comply with MBUAPCD rules and regulations aimed at reducing construction-related pollutant emissions, including fugitive dust and other particulates, as well as reactive organic compounds and other ozone precursors found in paints and other coatings. Considering that the proposed Subdivision Ordinance update is consistent with General Plan land use policy and the breadth of existing standards and regulations, implementation of the proposed Subdivision Ordinance update would not change or otherwise interfere with the regional pollutant control strategies of the AQMP. All projects are subject to Section 37-50.180(J) Dust Control of the Salinas Zoning Code. The project's cumulative impacts would not be considerable and would be less than significant.

- d) **Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. The project promotes development of housing that could likely accommodate children and the elderly; however, the proposed Subdivision Ordinance update does not authorize construction or redevelopment of any housing units. The proposed Subdivision Ordinance update does not change any applicable land use designations or density and does not propose or anticipate any specific development proposals or infrastructure construction. Local-scale emissions impacts to sensitive receptors would be analyzed pursuant to General Plan EIR Mitigation Measure AQ3. According to Mitigation Measure AQ3, the City would apply Implementation Program COS-25, requiring the City to review discretionary development proposals for potential regional and local air quality impacts per CEQA. If potential impacts are identified, mitigation would be required to reduce the impact to a less-than-significant level. All projects are subject to Section 37-50.180(J) Dust Control of the Salinas Zoning Code.

¹³ 2008 Air Quality Management Plan. Monterey Bay Unified Air Pollution Control District. August 2008.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to sensitive receptors at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- e) **Less than Significant Impact.** The proposed Subdivision Ordinance update would not directly result in construction of any development or infrastructure; however, future development and condominium conversions pursuant to the updated Subdivision Ordinance would result in new residential and commercial uses within the City.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards that the City applies to development projects in connection with odor control. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to odors at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

4.4 – BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** According to the General Plan EIR, development within the grasslands within the planning area may impact special status species, if such species are confirmed to be present. In general, the loss of nonnative grassland is not considered a significant impact. This is due to the prevalence of nonnative plant species and lack of special status plants species. Loss of nonnative grassland may, however, be significant if special status species are utilizing it, such as Congdon's tarplant, Contra Costa goldfields, Pinnacles buckwheat, Alkali milkvetch, Santa Cruz clover, Hutchinson's larkspur, Kellogg's horkelia, Burrowing owl, and California tiger salamander.

Because future development could occur that would disturb grassland areas used by special status species, the General Plan EIR incorporated Mitigation Measure BR5 to reduce this potential impact to less-than-significant level. Mitigation Measure BR5 requires biological assessments for proposed development and redevelopment activities, with requirements for buffers, open space easements, mitigation, and habitat management plans, when necessary.¹⁴

All projects are subject to Section 37-50.180 Performance Standards, subsection (A) Ecological and Biological Resources of the Salinas Zoning Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations, or density. Thus, impacts associated with future development subject to the standards of the subdivision ordinance would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to special status species at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- b) **Less than Significant Impact.** According to the General Plan EIR, development in a portion of the planning area would occur adjacent to creeks, riparian woodland, and wetlands (i.e., other waters of the U.S. and wetlands). This development may result in significant direct or indirect impacts to riparian and wetland resources from habitat removal, noise, lighting, increased human uses and urban runoff. Thus, General Plan EIR Mitigation Measures BR1, BR2, and BR3 were incorporated to reduce this potential impact to a less-than-significant level. Mitigation Measure BR1 requires the establishment of setbacks along creeks within the planning area to protect from direct and indirect impacts to these riparian and wetland resources. General Plan policy COS-17 and the City's NPDES permit require setbacks and encroachment findings that identify the technical

¹⁴ City of Salinas General Plan EIR. 5.7 Biological Resources. August 2002.

means by which an encroachment into the setback area can be allowed, if proposed. Mitigation Measure BR2 requires re-vegetation and replacement for impacts to wetland resources, pursuant to current state and federal policies. Mitigation Measure BR3 requires the City to cooperate with agricultural operators in their efforts to reduce nitrate and sediment input to creeks. Successful implementation of Mitigation Measures BR1, BR2, and BR3 would reduce direct and indirect impacts to riparian and wetland resources to a less-than-significant level.¹⁵

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. The Subdivision Ordinance's provisions regarding riparian corridors similarly do not change existing protections; the Subdivision Ordinance provides for the application of existing NPDES requirements and buffer zones in accordance with Section 37-50.180(h) of the City's zoning code. Thus, impacts associated with future development would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to riparian habitat and sensitive natural communities at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- c) **Less than Significant Impact.** As mentioned in 4.4.b, according to the General Plan EIR, development in a portion of the planning area would occur adjacent to creeks, riparian woodland and wetlands (i.e., other waters of the U.S. and wetlands). This development may result in significant direct or indirect impacts to riparian and wetland resources from habitat removal, noise, lighting, increased human uses and urban runoff. Thus, General Plan EIR Mitigation Measures BR1, BR2, and BR3 were incorporated to reduce this potential impact to a less-than-significant level. Mitigation Measure BR1 requires the establishment of setbacks along creeks within the planning area to protect from direct and indirect impacts to these riparian and wetland resources. Mitigation Measure BR2 requires re-vegetation and replacement for impacts to wetland resources, pursuant to current state and federal policies. Mitigation Measure BR3 requires the City to cooperate with agricultural operators in their efforts to reduce nitrate and sediment input to creeks. Successful implementation of Mitigation Measures BR1, BR2, and BR3 would reduce direct and indirect impacts to riparian and wetland resources to a less-than-significant level.¹⁶

¹⁵ City of Salinas General Plan EIR. 5.7 Biological Resources. August 2002.

¹⁶ City of Salinas General Plan EIR. 5.7 Biological Resources. August 2002.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations, or density, nor modify the physical standards related to federally protected wetlands. The Subdivision Ordinance provides for the application of existing NPDES requirements and wetland protection in accordance with Section 37-50.180(h) of the City's zoning code. Thus, impacts associated with future development would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to wetlands at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- d) Less than Significant Impact.** As mentioned in 4.4.a, General Plan EIR Mitigation Measure BR5 requires biological assessments for proposed development and redevelopment activities, with requirements for buffers, open space easements, mitigation, and habitat management plans, when necessary.

Also according to the General Plan EIR, if trees are removed for a project, the project may impact breeding raptors if they are nesting in the trees. Oak woodland habitat, including singular trees, is considered a significant biological resource due to its value to wildlife. The potential impact to trees, nesting raptors, and oak woodlands is considered a significant impact. Implementation of General Plan EIR Mitigation Measure BR4 would reduce this potential impact to less-than-significant levels. Mitigation Measure BR4 requires the retention of significant trees within the planning area. Mitigation Measure BR4 also requires any development to be postponed if active nests are observed.¹⁷

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density, nor modify the physical standards related to movement or migration of wildlife. Thus, impacts associated with future development would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or

¹⁷ City of Salinas General Plan EIR. 5.7 Biological Resources. August 2002.

additional review is required. Considering that the General Plan EIR analyzed impacts to the movement of wildlife at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- e) **Less than Significant Impact.** As mentioned in 4.4.d, according to the General Plan EIR, if trees are removed for a project, the project may impact breeding raptors if they are nesting in the trees. Additionally, oak woodland habitat, including singular trees, are considered a significant biological resource due to its value to wildlife. The potential impact to trees, nesting raptors, and oak woodlands is considered a significant impact. Implementation of General Plan EIR Mitigation Measure BR4 would reduce this potential impact to a less-than-significant level. Mitigation Measure BR4 requires the retention of significant trees within the planning area and also requires any development to be postponed if active nests are observed.¹⁸

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to local policies or ordinances protecting biological resources at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- f) **No Impact.** According to the California Department of Fish and Wildlife, no Habitat Conservation Plans or Natural Community Conservation Planning areas are located within Monterey County.¹⁹ Thus, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

¹⁸ City of Salinas General Plan EIR. 5.7 Biological Resources. August 2002.

¹⁹ California Department of Fish and Wildlife. NCCP Plan Summaries.

<https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans> [Accessed on 9/4/15]

4.5 – CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Pursuant to AB52, on April 20, 2016, City staff met with the Tribal Chairman of the Ohlone/Costanoan-Esselen Nation (OCEN) to introduce the prospective project of the Subdivision Ordinance Update. On July 27, 2016, the City sent a Consultation Notification to the OCEN tribe, who responded with a request for consultation. The City met with the tribal chairwoman on September 13, 2016. She sent a letter on September 29, 2016 stating that the OCEN “objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archeological value.”

The proposed Subdivision Ordinance Update is a policy level document that does not cause or authorize excavation, soil disturbance, or alteration of any cultural resources. Therefore, the project would not result in a potential impact on archeological, paleontological, or other cultural resources and/or human remains. Any subsequent proposed projects that would be subject to the Subdivision Ordinance would be subject to project-level environmental screening to determine their potential to result in significant effects. This applies to (a) through (d) of this section.

- a) **Less Than Significant Impact.** According to the General Plan EIR, portions of the planning area contain potentially significant historical resources. The General Plan EIR incorporated Mitigation Measures CR1, CR2, and CR3 to reduce the impact to historical and archaeological resources to less-than-significant levels. Mitigation Measure CR1 requires the City to review discretionary development proposals for potential impacts to historical and archaeological resources and require modification of the project or implementation of mitigation measures to reduce or avoid impacts. Mitigation Measure CR2 requires the City to consider implementing a historical/architectural preservation program that could result in the discretionary review of projects on sites identified as having the potential for historical or archaeological significance. Mitigation Measure CR3

requires the City to actively identify the community's historical resources to encourage property owners to preserve important historical buildings. However, according to the General Plan EIR, Mitigation Measures CR1, CR2, and CR3 may not reduce the potentially significant impacts to historical and archaeological resources. Therefore, potential impact was considered significant and unavoidable, and the City adopted a statement of overriding considerations relative to these improvements since specific projects and mitigation measures could not be identified at the program level.

Discretionary projects are subject to Section 37-50.180 Performance Standards subsection (i) Cultural Resources of the Salinas Zoning Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts to historical resources to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to historical resources. Thus, impacts would be less than significant.

- b) **Less Than Significant Impact.** According to the General Plan EIR, the Carr Lake/Natividad Creek corridor and a wide band on both sides of US 101 in the northwest portion of the planning area are the only areas that have a potential for high sensitivity (potential for archaeological resources). According to the General Plan EIR, implementation of the General Plan may result in development in some of the vacant areas with a high potential of containing archaeological resources.

As noted above in paragraph a, the General Plan EIR incorporated Mitigation Measures CR1, CR2, and CR3 to potentially reduce the impact to historic and archaeological resources to less than significant levels. However, according to the General Plan EIR, Mitigation Measures CR1, CR2, and CR3 may not reduce the potentially significant impacts to archaeological resources at the program level. Therefore, the impact to historic and archaeological resources is significant and unavoidable. The City adopted a statement of overriding considerations relative to this impact.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact

analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts to archaeological resources to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to archaeological resources. Thus, impacts would be less than significant.

- c) **Less than Significant Impact.** According to the General Plan EIR, important paleontological resources have the potential to occur within the planning area, especially in the undeveloped future growth areas. Implementation of the General Plan would result in development in some of the vacant areas of the community. The construction of new development would involve grading and other earthwork that could disturb important fossils. Thus, General Plan EIR Mitigation Measure CR1 was incorporated to reduce potentially significant impacts to paleontological resources to a less-than-significant level. Mitigation Measure CR1 requires the City to review development proposals for potential impacts to paleontological resources and require modification of the project or implementation of mitigation measures to reduce or avoid the impacts.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to paleontological resources at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

Less Than Significant Impact. The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-

specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to human remains at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

In the unlikely event that human remains are uncovered at a Housing Site in the future, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts would be less than significant with implementation of existing regulations.

4.6 – GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4: Evaluation of Environmental Impacts

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.i) **Less than Significant Impact.** According to the General Plan EIR, no Alquist-Priolo Fault Zone has been established by the State within Salinas. Thus, the potential for ground rupture is low. Future development constructed pursuant to Subdivision Ordinance update would be subject to all applicable City, State, and local building regulations, including the California Building Code (CBC) seismic standards as approved by the City of Salinas.²⁰ Compliance with existing regulations would reduce impact to a less-than-significant level.
- a.ii) **Less than Significant Impact.** Ground shaking can vary greatly due to the variation in earth properties. Properties in the City are subject to strong ground shaking, as is the entirety of central California. Thus, the General Plan EIR incorporated Mitigation Measures GS1 through GS6 to reduce impacts to less-than-significant levels. Mitigation Measure GS1 requires the City to assess development proposals for potential hazards pursuant to CEQA, requiring mitigation measures to mitigate all identified public safety hazards. Mitigation Measure GS2 requires the City to use open space easements, buffers, and other techniques when necessary to avoid public safety hazards. Mitigation Measure GS3 requires the City to implement the most recent geologic, seismic, and structural guidelines. Mitigation Measure GS4 requires the City – during the review of development proposals involving grading, unstable soils, and other hazardous conditions – to require surveys of soils and geologic conditions be performed by a State-licensed engineering geologist or civil engineer, where appropriate. Based on the results of the survey, design measures would be incorporated into projects to minimize geologic hazards. Mitigation Measure GS5 requires the City to implement its Multi-hazard Emergency Plan. Mitigation Measure GS6 requires the City to coordinate with local agencies and organizations to provide emergency preparedness education and educational materials to residents and businesses.²¹

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Furthermore, if a proposed subdivision lies within a moderate or higher seismic hazard area, as shown in the, Seismic Hazard Zones of the General Plan Safety Element, a preliminary engineering geology and/or seismic safety report would be required to be prepared, unless waived by the city engineer. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to strong seismic ground shaking

²⁰ City of Salinas General Plan EIR. 5.10 Geology/Soils. August 2002.

²¹ City of Salinas General Plan EIR. 5.10 Geology/Soils. August 2002.

at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- a.iii-iv, c) **Less than Significant Impact.** Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. According to the General Plan EIR, Salinas has several former wetlands areas that have been drained, filled, and developed. In addition, Salinas is underlain by alluvial sediments. These conditions create liquefaction potential.

Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. In general, landslides are abundant in areas underlain by shale and siltstone bedrock materials. According to the General Plan EIR, a map prepared by the Monterey County Planning Department, based on a 1980 U.S. Geological Survey map, depicts the entire incorporated, urbanized area and most of the surrounding planning area as being located within the area of “least landslide and erosion susceptibility.”

To address liquefaction hazards, the General Plan EIR incorporated Mitigation Measures GS1 through GS4 to reduce or avoid impacts, as described above.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. . Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to seismic related ground failure, landslides, and unstable geologic units at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- b) **Less than Significant Impact.** Erosion and loss of topsoil could result in damage to on-site structures and landscaping or to neighboring properties. Erosion can also impact downstream water bodies while loss of nutrient-rich topsoil impacts the ability for vegetation to grow. Future development would be subject to the erosion control requirements of the CBC to prevent wind-blown and storm water-related erosion. All individual construction project activities greater than one acre are subject to the State’s General Permit for Construction Activities administered by the California Regional Water

Quality Control Board (RWQCB). Employment of Best Management Practices (BMPs) implemented through a Storm Water Pollution Prevention Plan (SWPPP) is required to limit the extent of eroded materials from a construction site. Development that is one acre or more in size is required to comply with the provisions of the NPDES regulations concerning the discharge of eroded materials and pollutants from construction sites.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to erosion or loss of topsoil at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- d) **Less than Significant Impact.** Expansion and contraction of volume can occur when expansive soils undergo alternating cycles of wetting (swelling) and drying (shrinking). During these cycles, the volume of the soil changes markedly and can cause structural damage to building and infrastructure if the potentially expansive soils were not considered in project design and construction.

The General Plan EIR incorporated Mitigation Measure GS4 to reduce impacts related to expansive soils to less-than-significant levels. Mitigation Measure GS4 requires preparation of surveys of soil and geologic conditions by State-licensed engineering geologists and civil engineers where appropriate. When potential geologic impacts are identified, project applicants are required to mitigate the impacts per the recommendations contained within the survey.²²

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision

²² City of Salinas General Plan EIR. 5.10 Geology/Soils. August 2002.

applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to expansive soil at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- e) **No Impact.** The City of Salinas is served by a fully functional sewer system. Potential future development subject to the standards of the proposed Subdivision Ordinance update would connect to this system and would not require use of septic tanks. No impact would occur.

4.7 – GREENHOUSE GAS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less than Significant Impact.** The 2007 Supplemental EIR prepared for the General Plan amendment included a discussion and analysis of greenhouse gases based on information known at that time. The following analysis supplements that prior analysis to include updated information and a refined approach to assessing impact specific to this project.

Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity; gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.²³

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and

²³ United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.

sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

A numerical threshold for determining the significance of greenhouse gas emissions in the North Central Coast Air Basin has not officially been adopted by the MBUAPCD. Individual projects may be required to have a greenhouse gas emissions inventory prepared to determine if individual projects exceed applicable screening or impact thresholds and would thus potentially contribute substantially to climate change and associated impacts. A summary of short- and long-term emissions and the analysis for each are included below.

Short-Term Emissions

Future development projects would result in short-term greenhouse gas emissions from construction. Greenhouse gas emissions would be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions would also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases.

Typically, construction-related GHG emissions contribute insubstantially (less than one percent) to a project's annual greenhouse gas emissions inventory and mitigation is not effective in reducing a project's overall contribution to climate change. Implementation of AB32 and SB375 through California Air Resources Board's (ARB) Scoping Plan and AMBAG's MTP/SCS are designed to achieve the required reduction in greenhouse gas emissions. With the cooperation and support of these plans, short-term climate change impacts due to future construction activities would not be significant.

Long-Term Emissions

Future development projects would result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, would result primarily in emissions of CO₂, with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage would be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance would result primarily in emissions of carbon dioxide. Disposal of solid waste would result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact

analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the Final Supplement for the Salinas General Plan Final EIR analyzed impacts to greenhouse gas emissions at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- b) **Less than Significant Impact.** Significant impacts would occur if the proposed project conflicted with or interfered with implementation of any existing GHG reduction plan that is projected to achieve greenhouse gas reduction targets. The two primary reduction plans are California Air Resources Board (CARB) Scoping Plan and AMBAG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) as discussed below.

California Air Resources Board Scoping Plan (AB32)

The CARB Scoping Plan is the comprehensive plan to reach the GHG reduction targets stipulated in AB32. The key elements of the plan are to expand and strengthen energy efficiency programs, achieve a statewide renewable energy mix of 33 percent, develop a cap-and-trade program with other partners in the Western Climate Initiative (includes seven states in the United States and four territories in Canada), establish transportation-related targets, and establish fees.²⁴ CARB estimates that implementation of these measures would reduce GHG emissions in the state by 136 MMTCO₂E (million metric tons of carbon dioxide-equivalent) by 2020; therefore, implementation of the Scoping Plan would meet the 2020 reduction target of 80 MMTCO₂E, which is a reduction of 27 percent compared to the projected business as usual 507 MMTCO₂E.

Many of the strategies identified in the Scoping Plan are not applicable at the General Plan or project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the project, such as provision of mixed-use developments. Finally, while some measures are not directly applicable, the project would not conflict with their implementation. Reduction measures are grouped into 18 action categories, as follows.

1. **California Cap-and-Trade Program Linked to Western Climate Initiative Partner Jurisdictions.** Implement a broad-based California cap-and-trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California.²⁵ Ensure

²⁴ California Air Resources Board. Climate Change Scoping Plan. December 2008.

²⁵ California Air Resources Board. California GHG Emissions – Forecast (2002-2020). October 2010.

California's program meets all applicable AB 32 requirements for market-based mechanisms. These programs involve capping emissions from electricity generation, industrial facilities, and broad-scoped fuels. The Project does not involve any such uses.

2. **California Light-Duty Vehicle Greenhouse Gas Standards.** Implement adopted Pavley standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals. This is not applicable to the Project, as this is a statewide measure establishing vehicle emissions standards.
3. **Energy Efficiency.** Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). The Subdivision Ordinance update would not interfere with any existing energy efficiency programs.
4. **Renewables Portfolio Standards.** Achieve 33 percent renewable energy mix statewide by 2020. This establishes the minimum statewide renewable energy mix and is not applicable at a City level or below for implementation. The proposed Subdivision Ordinance update would not interfere with the implementation of this program.
5. **Low Carbon Fuel Standard.** Develop and adopt the Low Carbon Fuel Standard. This is not applicable to a city as this establishes reduced carbon intensity of transportation fuels.

Regional Transportation-Related Greenhouse Gas Targets. Develop regional greenhouse gas emissions reduction targets for passenger vehicles. The proposed Subdivision Ordinance Update would not conflict with the implementation of AMBAG's MTP/SCS to achieve GHG reduction goals by 2020 and 2035

1. **Vehicle Efficiency Measures.** Implement light-duty vehicle efficiency measures. This is not applicable to the Subdivision Ordinance, as this identifies measures such as minimum tire-fuel efficiency, lower friction oil, and reduction in air conditioning use.
2. **Goods Movement.** Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities. Identifies measures to improve goods movement efficiencies such as advanced combustion strategies, friction reduction, waste heat recovery, and electrification of accessories. The proposed Subdivision Ordinance update does not change the designation of any land uses in the City; accordingly, it would not result in the development of uses that would involve the movement of goods or interfere with eventual implementation in a way that differs from what is currently approved in the General Plan.

3. **Million Solar Roofs Program.** Install 3,000 megawatts of solar-electric capacity under California's existing solar programs. Sets goal for use of solar systems throughout the state. The proposed Subdivision Ordinance update would not interfere with installation of alternative energy sources through City policies and programs.
4. **Medium- and Heavy-Duty Vehicles.** Adopt medium-duty (MD) and heavy-duty (HD) vehicle efficiencies. Aerodynamic efficiency measures for HD trucks pulling trailers 53-feet or longer that include improvements in trailer aerodynamics and use of rolling resistance tires were adopted in 2008 and went into effect in 2010.²⁶ Future, yet to be determined improvements, includes hybridization of MD and HD trucks. The proposed Subdivision Ordinance update would not result in development of industrial uses outside of areas where such uses are already permitted and therefore would not interfere with implementation of this program.
5. **Industrial Emissions.** Require assessment of large industrial sources to determine whether individual sources within a facility can cost-effectively reduce greenhouse gas emissions and provide other pollution reduction co-benefits. Reduce greenhouse gas emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive methane emissions and reduce flaring at refineries. These measures are applicable to large industrial facilities (> 500,000 MTCO₂E/YR) and other intensive uses such as refineries. The proposed Subdivision Ordinance update would not result in the development of these facilities and therefore would not interfere with implementation.
6. **High Speed Rail.** Support implementation of a high speed rail system. This is not applicable as the Subdivision Ordinance update has no bearing on high speed rail facilities.
7. **Green Building Strategy.** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The Subdivision Ordinance update promotes energy efficient community layout. The proposed Subdivision Ordinance update would not interfere with any expansion of green building programs.
8. **High Global Warming Potential Gases.** Adopt measures to reduce high global warming potential gases. The proposed Subdivision Ordinance update would not directly result in generation of high global warming potential gases, and would not interfere with implementation of any future changes in air conditioning, fire protection suppressant, or other emission requirements.
9. **Recycling and Waste.** Reduce methane emissions at landfills. Increase waste diversion, composting and other beneficial uses of organic materials, and mandate commercial recycling to move toward zero-waste. The proposed Subdivision Ordinance update is consistent because future development subject to the standards of the Subdivision Ordinance would be required to recycle a minimum of 50 percent from construction activities per State requirements. The proposed Subdivision

²⁶ California Air Resources Board. Scoping Plan Measures Implementation Timeline. October 2010.

Ordinance update does not involve any new development directly and thus would not interfere with any recycling and waste-reduction programs. Future development and condominium conversions would be required to comply with City regulations.

10. **Sustainable Forests.** Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation. The 2020 target for carbon sequestration is 5 million MTCO₂E/YR. The proposed Subdivision Ordinance update would not result in the development of uses that remove any forest areas and therefore would not interfere with forest sequestration.
11. **Water.** Continue efficiency programs and use cleaner energy sources to move and treat water. The proposed Subdivision Ordinance update would not interfere with the use of low-flow fixtures and water-efficient landscaping per State and local requirements.
12. **Agriculture.** In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020. The proposed Subdivision Ordinance update does not involve any agricultural activity.

As summarized above, the proposed Subdivision Ordinance update would not conflict with Regional Transportation-Related GHG targets or any of the other provisions of the Scoping Plan.

Metropolitan Transportation Plan/Sustainable Communities Strategy (SB375)

The 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy and the goals, policies, and programs included within it are projected to attain and exceed applicable GHG reduction targets. CARB's targets for lowering GHG emissions in the Monterey Bay region call for a zero percent increase in per capita GHG emissions from passenger vehicles by 2020 (compared with 2005) and a five percent per capita reduction by 2035 through land use and transportation planning.²⁷ Ultimately, the MTP/SCS is keyed to implementation of the requirements of AB32 at the regional level. For a program-level analysis, if the proposed Subdivision Ordinance update is consistent with the assumptions of the MTP/SCS, then long-term development within the planning area would meet regional reduction targets. Furthermore, long-term development would meet the broader statewide reduction goals of 1990 levels by 2020 and 80 percent beyond that by 2050. The proposed Subdivision Ordinance update would, therefore, not contribute substantially to climate change impacts since it is consistent with the regional and statewide climate change planning efforts.

²⁷ AMBAG. Metropolitan Transportation Plan and Sustainable Communities Strategy. Monterey Bay 2035 Moving Forward. June 2014.

4.8 – HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a-d) **Less than Significant.** According to the General Plan EIR, hazardous materials pass through the City en route to other destinations via the freeway, rail, and surface street system. The major transportation routes through the City include regional Highways 101, 68, and 183 and the Union Pacific rail line. While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on these State highways and rail lines. Transportation of hazardous materials by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials.

According to the General Plan EIR, approximately 122 generators of hazardous wastes operate within Salinas. Both the federal government and the State of California require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City of Salinas is the County of Monterey, Environmental Health Division. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. To effectively manage hazardous materials and waste, the City also implements applicable portions of the Monterey County Hazardous Waste Management Plan and works with the Salinas Valley Solid Waste Authority to implement its Household and Small Business Hazardous Waste Programs.

The General Plan EIR has incorporated Mitigation Measures H1, H2, H3, and H4 to reduce impacts related to the transport, use, and disposal and accidental release of hazardous materials to less-than-significant levels. Mitigation Measure H1 requires the City to continue working with the Salinas Valley Solid Waste Authority to implement the Household Hazardous Waste program to protect resident from dangers resulting from the use, transport, and disposal of hazardous materials used in the home. Mitigation Measure H2 requires the City to continue working with the Salinas Valley Solid Waste Authority to implement the Small Business Hazardous Waste Program, which allows

qualified small businesses to dispose of their hazardous wastes at the Salinas Hazardous Household Waste Collection Facility. General Plan EIR Mitigation Measure H3 requires the City to minimize public health risks and environmental risks from the use, transport, storage, and disposal of hazardous materials by:

- Cooperating with federal, State, and county agencies to effectively regulate the management of hazardous materials and hazardous waste;
- Cooperating with the County of Monterey to implement the applicable portions of the County Hazardous Waste Management Plan;
- Identifying roadway transportation routes for conveyance of hazardous materials (the City does not exercise jurisdictional over transportation of freight along railroad right-of-way or state highways);
- Implementing the Multi-Hazard Emergency Plan for accidents involving hazardous materials; and
- Cooperating with the CUPA for Salinas (the County of Monterey, Environmental Health Division) and the Salinas Fire Department to administer Risk Management Plans for businesses within the City.

Mitigation Measure H4 requires the City to continue monitoring regulations governing the use of pesticides and work with the County Agricultural Commission to promote the responsible use of pesticides.²⁸

Pursuant to Section 37.50.189 Performance Standards of the Salinas Zoning Code, any project proposing the use, handling, storage and transportation of radioactive materials is required to comply with the provisions of the California hazardous materials regulations (California Administrative Code, Title 22, Division 4).

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to hazardous materials at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- e) **Less than Significant Impact.** Salinas Municipal Airport is located in the southeast portion of the City. The airport is a general aviation airport serving single and twin engine

²⁸ City of Salinas General Plan EIR. 5.6 Hazards/Hazardous Materials. August 2002.

and corporate aircraft and helicopters. The airport provides support to the surrounding agricultural industry by allowing the operation of agriculture-related equipment, such as helicopters, and the corporate aircraft owned by some agricultural operations.

The General Plan EIR incorporated Mitigation Measures H11 to H15 to reduce airport hazards related to the Salinas Municipal Airport to less-than-significant levels. Measure H11 requires the City to continue working with the Salinas Airport Commission to implement the Airport Master Plan, providing technical assistance and information to the Commission when necessary. Funding has been approved to update the Salinas Municipal Airport Master Plan. Upon any update of the Airport Master Plan, the Monterey County Airport Land Use Plan or the California Airport Land Use Planning Handbook, the Salinas General Plan would be reviewed and revised, as necessary.

Mitigation Measure H12 requires the City to continue to coordinate with the Monterey County Airport Land Use Commission (ALUC) for projects near the airport. Mitigation Measure H13 requires the City to minimize the potential for accidents related to aircraft operation by coordinating with the Monterey County ALUC to review development proposals for compatibility with the Salinas Municipal Airport Master Plan, Monterey County Airport Land Use Plan, and California Airport Land Use Planning Handbook for comprehensive airport land use planning. Mitigation Measure H14 requires the City to revise the Airport Master Plan to update operational and safety procedures, reflect State and federal mandates, better utilize airport property, and recommend land use compatibility standards for land surrounding the airport. Mitigation Measure H15 requires the City, upon any update of the Salinas Municipal Airport Master Plan, the County Airport Land Use Plan, or California Airport Land Use Planning Handbook, to review and revise as necessary Table N4, Figure N2, and the goals, policies, and noise plan within the General Plan Noise Element to correspond with the updated Airport Master Plan.²⁹ All projects would also be subject to the requirements of the City's Airport Overlay District.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related airports at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

²⁹ City of Salinas General Plan EIR. 5.6 Hazards/Hazardous Materials. August 2002.

- f) **No Impact.** No private airstrips or heliports were identified within the vicinity of the City of Salinas. Thus, no impacts would occur.
- g) **Less than Significant Impact.** The City of Salinas has adopted a Multi-hazard Emergency Plan. Local emergency preparedness plans serve as extensions of the California Emergency Plan and the Emergency Resource Management Plan. The purpose of the Multi-hazard Emergency Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Operations Center (EOC) in City Hall serves as the center of the City emergency operations. The Multi-hazard Emergency Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a county and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency.

The General Plan EIR incorporated Mitigation Measures H10, H16, and H17 to reduce impacts related to emergency preparedness to less-than-significant levels. Mitigation Measure H10 requires the City to review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained. Mitigation Measure H16 requires the City to annually review and update the Multi-Hazard Emergency Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. The plan also requires the City to provide annual practice sessions, support high level Multi-jurisdictional cooperation and communication for emergency planning and management, and solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, and cable television. Mitigation Measure H17 requires the City to coordinate with local agencies and organizations to educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies.³⁰

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to adopted emergency response plans at the program level and concluded

³⁰ City of Salinas General Plan EIR. 5.6 Hazards/Hazardous Materials. August 2002.

that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- h) **Less than Significant Impact.** According to the General Plan EIR, the greatest fire risk in Salinas is urban fires. Structural and automobile fires are the most common fire risks for residents of Salinas. A risk of wildland fires is associated with the rangelands on the hillsides surrounding the community. As development extends out closer to these areas, the risk of wildland fires would increase. The City currently promotes fire prevention in the following ways:

- Funds the Salinas Fire Department to implement fire hazard education and fire prevention programs, including weed abatement programs;
- Coordinates with Cal Water, Alco, and the Fire Department to ensure adequate water pressure for firefighting purposes; and
- Adopts and implements the most recent Uniform Fire Code provisions and appropriate amendments to reflect the unique needs of Salinas.

General Plan EIR Measures H8 through H10 were incorporated to reduce impacts related to wildland fires to less-than-significant levels. Mitigation Measure H8 requires the City to promote fire prevention in Salinas by:

- Working closely with the Salinas Fire Department to implement fire hazard education and fire prevention programs;
- Coordinating with Cal Water and Alco water districts and the Salinas Fire Department to ensure that water pressure for existing developed areas and sites to be developed is adequate for firefighting purposes;
- Conform to Fire Department requirements for individual projects;
- Adopting and implementing the most recent Uniform Fire Code provisions and appropriate amendments; and
- Continue to require sprinklers in new buildings.

Mitigation Measure H9 requires the City to continue to monitor and abate weeds throughout the community. Mitigation Measure H10 requires the City to review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained.³¹

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision

³¹ City of Salinas General Plan EIR. 5.6 Hazards/Hazardous Materials. August 2002.

applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to wildland fires at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

4.9 – HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) With Regards to NPDES Compliance:				
i) Potential impact of project construction on stormwater runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Potential of project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4: Evaluation of Environmental Impacts

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vii) Potential for significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
viii) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
x) Could the proposed project result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
xi) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4: Evaluation of Environmental Impacts

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
xii) Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in urban runoff flow rates and/or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xiii) Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xv) Is the project tributary to an already impaired water body, as listed on the CWA Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xviii) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** In 2012, the Central Coast Regional Water Quality Control Board (CCRWQCB) adopted Order No. R3-2012-0005, which is the City's NPDES Permit (Permit No. CA0049981) for municipal storm water and urban runoff discharges within the City of Salinas. This permit includes requirements that affect private businesses, industrial operations, and residential activity, as well as governing many City practices. Regulations are intended to have each person/business responsible for the storm water they generate. To achieve cleaner water and to meet its NPDES Municipal Permit, the City has prepared a Storm Water Management Plan (SWMP) to protect resources. The SWMP contains a series of proposed actions to protect water quality called best management practices (BMPs). In addition, the SWMP contains discussions on how each BMP would be implemented; when it would be implemented; and by whom.³²

Wastewater generated by development is discharged to the City's sanitary sewer system and treated at the MRWPCA wastewater treatment plant in Marina, and then re-used via the Castroville Seawater Intrusion Project (CSIP).

The General Plan EIR incorporated Mitigation Measures HW1, HW2, HW3, HW4, and HW5 to reduce potential impacts regarding water quality standards and waste discharge requirements to less-than-significant levels. Mitigation Measure HW1 requires the City to require new development to incorporate BMPs pursuant to the NPDES permit. Mitigation Measure HW2 requires the City to coordinate in the development and implementation of a public education program to inform the public of the harm caused by pollutants and litter that can be carried on the surface of land to the drainage systems, creeks, rivers, and

³² City of Salinas. Environmental and Maintenance Services. Urban Watershed Management Program. http://www.ci.salinas.ca.us/services/maintenance/urban_watershed.cfm [Accessed on 9/10/15]

ultimately the ocean. Mitigation Measure HW3 requires the City to continue to monitor regulations governing the use of pesticides and work with the County Agricultural Commission to promote the responsible use of pesticides. Mitigation Measure HW5 requires the City to ensure that new development provides adequate storm water and flood management facilities.³³ Mitigation Measure HW12 requires the City to participate in programs that seek to limit the spread of seawater intrusion into the groundwater basins through the recycling of wastewater.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to water quality standards and waste discharge requirements at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- b) **Less than Significant Impact.** Located in the Salinas Valley Groundwater Basin, much of the groundwater supply in the planning area is generated through recharge of the basin via the Salinas River. No imported water sources are available, and water supplies are limited to the watershed. The high dependence on groundwater and the growth in water demand by urban and agricultural users has put a strain on groundwater resources of the Salinas Valley. Despite efforts to maintain a balance in the Valley, increased pumping during the irrigation season has resulted in seasonal as well as long-term declines in groundwater levels in some parts of the Valley. The overdrafting of groundwater is not only an issue of supply, but also leads to contamination of the water supply by seawater intrusion, and exacerbates the degradation of the water supply by nitrate contamination.³⁴

The General Plan EIR included Mitigation Measures HW4 and HW9 through HW13 to help minimize the impact related to the loss of important farmland to the extent feasible; however, the potential impacts associated with the increased pumping of groundwater (i.e., overdrafting and seawater intrusion) would remain significant and unavoidable.

Mitigation Measure HW4 requires the City to continue to cooperate with regional agencies to implement the Watershed Management Initiative. Mitigation Measure HW9 requires the City to review development proposals and require necessary studies and water conservation and mitigation measures to ensure adequate water and sewer service. Mitigation Measure HW10 requires the City to continue to cooperate with local, State, and

³³ City of Salinas General Plan EIR. 5.5 Hydrology/Water Quality. August 2002.

³⁴ City of Salinas General Plan EIR. 5.5 Hydrology/Water Quality. August 2002.

federal agencies to find a solution to halt seawater intrusion toward Salinas. Mitigation Measure HW11 requires the City to cooperate with the County of Monterey Water Resources Agency and water service providers to continue to monitor urban and agricultural well usage rates and quality of the groundwater. Mitigation Measure HW12 requires the City to participate in programs that seek to limit the spread of seawater intrusion into the groundwater basins through the recycling of wastewater. Mitigation Measure HW13 requires the City to encourage water conservation throughout Salinas by implementing a variety of water conservation programs.³⁵

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts to groundwater at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- c-e) **Less than Significant Impact.** According to the General Plan EIR, implementation of Mitigation Measures HW5, HW6, HW7, and HW8 would reduce potential impacts related to additional runoff such as erosion and flooding to less-than-significant levels.

Mitigation Measure HW5 requires the City to ensure that new development provides adequate storm water and flood management facilities. Mitigation Measure HW6 requires the City to continue to participate in the MRWPCA Advisory Committee to finalize and implement the recommendations contained within the Zone 9 and Reclamation Ditch Drainage System Study. Mitigation Measure HW7 requires the City to continue to work with the MRWPCA to plan for and ensure adequate capacity for sewage treatment facilities. Mitigation Measure HW8 requires the City to continue to implement and update the Sewer and Drainage Master Plan.

According to the Final Supplement for the Salinas General Plan Final EIR, implementation of Mitigation Measures HW5, SEIR SD1, and SEIR SD2 would reduce the surface hydrology impacts associated with altering drainage patterns and additional runoff associated with development to less-than-significant levels.

Mitigation Measure HW5 states that the City would implement General Plan Implementation Program LU-17. This program requires, as a condition of any project

³⁵ City of Salinas General Plan EIR. 5.5 Hydrology/Water Quality. August 2002.

approval, that new development provide adequate storm water and flood management facilities to control direct and indirect erosion and discharge of pollutants and/or sediments so that “no net increase in runoff” occurs as a result of the proposed project. To determine the facility and BMP needs, the City would require, when necessary, a hydrological/drainage analysis to be performed by a certified and City-approved engineer, with the cost of analysis the responsibility of the project applicant.

In addition to Mitigation Measure HW5, surface hydrology impacts associated with future development within the project area would be fully mitigated prior to discharging to the natural drainage courses through central drainage facilities and land planning features within the development using the approach outlined in Mitigation Measure SEIR SD1. Mitigation Measure SEIR SD1 states that future development within the City’s sphere Amendment and Annexation area shall utilize combined flow control system to achieve the hydrologic mitigation and water quality requirements that follows similar agency/industry hydro-modification recommendations. The proposed flow control system would include one or more of the following components: 1) duration control/water quality treatment basin, (2) pretreatment wetlands, (3) retention/infiltration basin, (4) diversion outlet to either the retention basin or the downstream receiving waters, and (5) sediment forebays to trap small amounts of sediment entering the project area.

Mitigation Measure SEIR SD2 states that future development within the sphere Amendment and Annexation area would include Low Impact Development (LID) features to be implemented through site design techniques within the Project area land plan as design elements. LID features would use natural vegetation and small-scale treatment systems to treat and infiltrate storm water runoff close to its origin.³⁶

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to runoff at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

³⁶ Final Supplement for the Salinas General Plan Final EIR. 5.4 Stormwater Drainage. November 2007.

- f) (i-xxi) **Less than Significant Impact.** With regards to NPDES compliance, the General Plan EIR incorporated Mitigation Measures HW1 through HW5 to reduce impacts related to surface water to less-than-significant levels. Mitigation Measures HW1 and HW5 are specifically related to NPDES compliance.

Mitigation Measure HW1 states that the City would implement Implementation Program COS1 on an ongoing basis and in response to development proposals. Implementation Program COS1 requires new development projects and substantial rehabilitation projects to incorporate BMPs pursuant to the NPDES permit to ensure the City complies with applicable State and federal regulations. Mitigation Measure HW5 states that the City would implement Implementation Program LU17, as described above, on an ongoing basis.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to runoff and NPDES requirements at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

Compliance with the City's current NPDES permit requirements, and as may be amended, is required throughout the Subdivision Ordinance update, for example, in Section 31-401.3(k) and 31.401.4(f), the tentative map and parcel map must indicate the location of riparian and wetland habitat and setbacks in accord with the NPDES. Section 31-401.10(l) requires the Planning Commission to consider and make findings that the storm drainage system meets the requirements of the NPDES.

- g) **Less than Significant Impact.** With implementation of the Mitigation Measures included within the General Plan EIR, the proposed Subdivision Ordinance update would not otherwise substantially degrade water quality.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a

subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to degradation of water quality at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- h-j) **Less than Significant Impact.** According to the General Plan EIR, the Salinas area topography includes creeks and lakebeds that are dry during most of the year and figure prominently as open space within the City. Except for the Salinas River, planning area creeks, streams, and lakes are seasonal. Four natural channels flow from the Gabilan Mountains into the planning area. These include Alisal, Natividad, Gabilan, and Santa Rita Creeks.

The City controls development in the floodplain and floodway through its Flood Overlay Zoning District Regulations and implementing Division 1, Article IV of the Municipal Code. These measures help to protect the public and their property from flood hazards by limiting development within those areas subject to flooding and ensuring that allowed development occurs in a manner that does not increase the risk of flooding to the project, nor the community as a whole. The General Plan EIR incorporated Mitigation Measures H5 through H7 to reduce hazards related to flooding to less than significant levels.

Mitigation Measure H5 requires the City to continue participation in the National Flood Insurance Program (NFIP). Mitigation Measure H6 requires the City to continue applying the Flood Overlay District regulations, pursuant to the City's Zoning Code, and implement Section 9, Article VI of the Municipal Code, to minimize the potential impact to and from new development in areas subject to flooding. Mitigation Measure H7 requires, as a condition of project approval, new development to provide adequate storm water and flood management facilities as determined by the Public Works Department. To determine the facility and BMP needs, the City may require a hydrological/drainage analysis to be performed by a certified and City-approved engineer, with the cost of analysis the responsibility of the project applicant.³⁷

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision

³⁷ City of Salinas General Plan EIR. 5.6 Hazards/Hazardous Materials. August 2002.

applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to flooding at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- k) **Less than Significant Impact.** According to the General Plan EIR, topography citywide generally consists of slopes of one to 10 percent, although a few areas have slopes from 10 to 30 percent. To the east of the City, slopes increase toward the Gabilan Mountains. Northeast of the City, slopes from 10 to 30 percent are common. Generally, areas of low and moderate slopes reflect few soil constraints for residential development and road and street construction. The City of Salinas is protected from sea waves due to its inland location. However, the City's tanks, reservoirs, seasonal lakes, and swimming pools are enclosed bodies of water that are subject to potentially damaging oscillation, or seiches, during earthquakes. The hazard is dependent upon specific earthquake parameters, and the degree of damage due to seiches is likely to be minor.³⁸ As mentioned in Section 4.6.a.ii, Mitigation Measures GS1 through GS6 would reduce potential impacts related to seismicity to less-than-significant levels.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to inundation by seiche, tsunami, and mudflow at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

³⁸ City of Salinas General Plan EIR. 5.10 Geology/Soils. August 2002.

4.10 – LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** A significant impact would occur if the proposed project were sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed development standards within the Subdivision Ordinance update do not affect existing land use designations; thus, the Project would not create any physical barrier within the community. The Subdivision Ordinance update would not divide or disrupt neighborhoods or any other established community elements in the previously developed and urbanized area. Therefore, no impact would occur.
- b) **No Impact.** The Salinas Subdivision Ordinance update sets forth development standards for future development and condominium conversions consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Subdivision Ordinance update does not include any provisions or requirements that would conflict with adopted General Plan goals and policies to mitigate environmental effects. Therefore, no impact would occur with respect to any plan, policy, or regulation of an agency having jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
- c) **No Impact.** According to the Conservation Plans and Agreements database, no Habitat Conservation Plans or Natural Community Conservation Plans are located in Salinas.³⁹
^{40 41} No impact would occur.

³⁹ U.S. Fish & Wildlife Service. Conservation Plans and Agreements Database.

http://ecos.fws.gov/conserv_plans/public.jsp [Accessed on 9/13/15]

⁴⁰ California Department of Fish and Wildlife. NCCP Plan Summaries.

<https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans> [Accessed on 9/13/15]

⁴¹ City of Salinas General Plan EIR. 5.1 Land Use and Planning. August 2002.

4.11 – MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact.** According to the General Plan EIR, the quarry located in the northeastern portion of the planning area is the one significant mineral resource area in the City of Salinas. This area is just outside of the Future Growth Area boundary, and no City land use designation is applied to the site. Impacts related to mineral resources were determined to be less than significant, and no Mitigation Measures related to mineral resources were incorporated into the General Plan EIR.⁴²

Because the quarry is located outside of the City limits and the proposed Subdivision Ordinance update only applies to properties within the incorporated City, no impact to mineral resources would occur.

⁴² City of Salinas General Plan EIR. 5.10 Geology and Soils. August 2002.

4.12 – NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City identifies land use compatibility standards within the General Plan to use when planning and making development decisions. Table 1 summarizes the City of Salinas General Plan noise standards for various types of land uses. The standards represent the maximum acceptable noise level as measured at the property boundary, which are used to determine noise impacts. The noise standards are the basis for development of the land use compatibility guidelines presented in Table 2.

Table 1
Salinas General Plan Exterior Noise Standards

Designation/District of Property Receiving Noise	Maximum Noise Level (CNEL, dBA)
Agricultural	70
Residential	60
Commercial	65
Industrial	70
Mixed Use Districts	65 ^(A)
Parks/Open Space Districts	70
Public and Semipublic	60

Source: Salinas Municipal Code, Table 37-50.50, Section 37-50.180 Performance Standards.

Notes: (A) The interior noise level in any residential dwelling unit located in a mixed use building or development shall not exceed a maximum of forty-five dBA from exterior ambient noise.

Table 2
Noise/Land Use Compatibility Matrix

Land Use	Community Noise Exposure (Ldn or CNEL)					
	55	60	65	70	75	80
Residential						
Transient Lodging – Motel, Hotel						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Parks						
Golf Course, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial, and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

Source: Modified by CBA from 1998 State of California General Plan Guidelines.



ZONE A - Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved meet conventional Title 24 construction standards. No special noise insulation requirements.



ZONE B - Conditionally Acceptable: New construction or development shall be undertaken only after a detailed noise analysis is made and noise reduction measures are identified and included in the project design.



ZONE C - Normally Unacceptable: New construction or development is discouraged. If new construction is proposed, a detailed analysis is required, noise reduction measures must be identified, and noise insulation features included in the design.



ZONE D - Clearly Unacceptable: New construction or clearly should not be undertaken.

Construction Noise

The General Plan EIR incorporated Mitigation Measure N1 to reduce construction noise impacts to less-than-significant levels. Mitigation Measure N1 requires the City to ensure that all construction activities comply with the limits established in the City of Salinas noise regulations. In addition, construction noise would be controlled through restrictions currently established in Municipal Code Section 37-50.180. In residential zones, the noise standard is 5.0 dBA lower between 9:00 P.M. and 7:00 A.M.⁴³

Operational Noise

General Plan EIR Mitigation Measures N2 and N4 reduce impacts related to stationary noise generated by non-residential projects such as industrial and commercial centers, restaurants and bars, religious institutions and civic/community centers to less-than-significant levels. Mitigation Measure N2 requires the City to review development proposals per CEQA. Mitigation Measure N4 requires the City to limit the delivery or service hours for stores and businesses and only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.⁴⁴

Projects subject to requirements of section 37.50.180, subsection (a) performance standards for Noise in the Zoning Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to exposure of persons or generation of noise in excess of established standards at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- b) **Less than Significant Impact.** Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such

⁴³ City of Salinas General Plan EIR. 5.3 Noise. August 2002.

⁴⁴ City of Salinas General Plan EIR. 5.3 Noise. August 2002.

as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 3 (Human Reaction to Vibration).

Table 3
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 4 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV (Peak Particle Velocity) to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 4
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration would be controlled through restrictions currently established in the City's Municipal Code Section 37-50.180. In residential zones, the noise standard shall be 5.0 dBA lower between 9:00 P.M. and 7:00 A.M. These restrictions would minimize potential annoyance from vibration impacts to nearby residential development during sensitive evening and noise hours.

With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. For projects subject to discretionary review, provisions of the Salinas Zoning Code would apply. As discussed in the General Plan EIR, according to Union Pacific Railroad contacts, no change to train service or schedules is anticipated in the foreseeable future; therefore, noise levels generated by the train would remain the same as under existing conditions where land uses within 250 feet of the train tracks may experience noise levels in excess of 65 dB. Because the proposed General Plan may allow development and redevelopment to occur within areas with noise levels exceeding 65 dB, the General Plan EIR indicated that potentially significant impacts may result. Implementation of Mitigation Measure N2 as described above would reduce this impact to a less-than-significant level.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to exposure of persons to vibration in excess of established standards at the program level and concluded

that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- c) **Less than Significant Impact.** The Project does not authorize residential or non-residential development that would produce excessive noise, either individually or cumulatively, that could substantially increase existing, ambient noise levels. The Project does not permit any increased future development that could increase ambient noise levels due to increased traffic generation in the Project vicinity. However, development that would be subject to the provisions of the Subdivision Ordinance would partially contribute to the noise volumes identified in the General Plan EIR. General Plan EIR Mitigation Measure N2 requires the City to review development proposals per CEQA, which includes the analysis of vehicular traffic noise.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. . Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to permanent increases in ambient noise at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- d) **Less than Significant Impact.** The proposed Subdivision Ordinance update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate future development. Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is

required. Considering that the General Plan EIR analyzed impacts related to temporary or periodic increases in ambient noise levels at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

- e-f) **Less than Significant Impact.** The Salinas Airport is located within the southeast portion of the City. Implementation of General Plan EIR Mitigation Measures N2 and N3 would reduce impacts related to air traffic noise to less-than-significant levels. Mitigation Measure N2 requires the City to review development proposals requiring discretionary review per CEQA. All projects are subject to Article IV, Division 7, Airport Overlay District, of the Salinas Zoning Code. Mitigation Measure N3 requires the City to amend the General Plan policies and programs to correspond with any update of the Airport Master Plan. In addition, no private airstrips are located within the City. No specific new development is associated with the proposed Subdivision Ordinance update, and no changes to safety policies related to air traffic are proposed.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to airport and private airstrip noise at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

4.13 – POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** Adoption and implementation of the Subdivision Ordinance update would not directly result in population growth. Population growth is a complex interaction among immigration, emigration, birth, deaths, and economic factors. The proposed Subdivision Ordinance update is designed to guide and accommodate the inevitable population growth the community would face over the short and long terms. The U.S. Census reported the City had a population of 150,441 in 2010 and 156,677 as of 2014, which represents an approximately 4.15 percent increase. AMBAG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) projects populations of 156,793 and 172,499 by 2020 and 2035, respectively.⁴⁵

The proposed Subdivision Ordinance update does not include any changes in land use or densities already allowed in the General Plan, therefore impacts would be less than significant.

- b) **Less than Significant Impact.** Displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence.⁴⁶

The proposed Subdivision Ordinance update is intended to subject development and condominium conversions to a high standard of review. The natural recycling of land

⁴⁵ AMBAG. Metropolitan Transportation Plan and Sustainable Communities Strategy. Appendix A. <http://www.ambag.org/programs-services/planning/metro-transport-plan> [Accessed on 9/14/15]

⁴⁶ The Brookings Institute. Handbook for Applying the Guiding Principles on Internal Displacement. 1999.

into subdivision projects would not result in the loss of housing units because such redevelopment would result in the development of new housing units consistent with the development projections planned for in the General Plan and analyzed in the General Plan EIR. Therefore, the Subdivision Ordinance update would not result in any impacts that were not addressed in the General Plan EIR.

If properties subject to Subdivision Ordinance are rental properties applying for a conversion to a condominium or other ownership project, residents would not be displaced because property owners would be required to provide adequate notice and time for residents to find new housing prior to demolition. Pursuant to state law, 60 days advance written notice is required for tenants living in the unit for over a year or 30 days advanced written notice when the property owner opens escrow for sale of the site to the project proponent.^{47 48} The Project does not call for the sale of any property containing residential structures for redevelopment of new residential structures is the prerogative of the property owner, and the City of Salinas would not invoke eminent domain. As such, there is no forced or obliged removal of persons, and therefore no displacement would occur. Accordingly, the Project's impact would be less than significant.

⁴⁷ California Civil Code Section 1946. <http://housing.ucsc.edu/cro/pdf/30-day.pdf>

⁴⁸ California Department of Consumer Affairs. Giving and Receiving Proper Notice. <http://www.dca.ca.gov/publications/landlordbook/terminations.shtml> [April 21, 2014]

4.14 – PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a-e) **Less than Significant Impact.** The Salinas Subdivision Ordinance update sets forth policies and programs to encourage development consistent with adopted General Plan land use policies. Development constructed pursuant to Subdivision Ordinance standards would incrementally increase the need for fire and police protection, schools, and parks. AMBAG estimates that the City's population would be 172,499 in 2035. The General Plan EIR indicates that build out of the land use plan would result in less-than-significant impacts to parks, schools, fire, or police services.

Fire Protection

The Salinas Fire Department provides fire protection and education and emergency services to the City of Salinas. According to the General Plan EIR, the Fire Department estimates that by build-out of the General Plan, a minimum of one additional fire station would be needed. The location would likely be in either the northeast or southeast portion of the Future Growth Area North of Boronda, located near the Natividad-Boronda intersection. The need for equipment and staffing for the new facility is also anticipated.

The specific environmental impact of constructing a new fire station in the City was not determined at the first-tier level of analysis in the General Plan EIR; however, development and operation of public facilities, such as fire stations, may result in potentially significant impacts that are addressed by various City policies and mitigation measures included in the General Plan EIR.

Police

Future plans for development and redevelopment would be reviewed by City staff to determine any impacts of development on emergency services and are also subject to review by the Salinas Police Department for compliance with applicable standards and

policies. The specific environmental impact of constructing a new police station in the City was not determined at the General Plan EIR level of analysis; however, development and operation of public facilities, such as police station, may result in potentially significant impacts that are addressed by various City policies and mitigation measures included in the General Plan EIR.

Schools

Four different school districts currently serve Salinas. City of Salinas public schools are operated by two K-6, one K-8, and one 7-12 district. Any impact on the provision of school services is mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act. With payment of required fees, impact would be less than significant. Furthermore, Section 31-803 of the Subdivision Ordinance update provide for dedication or reservation of school sites.

Parks

Per State law, the City of Salinas is allowed to impose parkland dedication and/or in-lieu fees on new development equal to three acres of parkland per 1,000 new residents. If the City did not require new development to provide parkland or in-lieu fees as allowed by State law, new development may increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, resulting in a significant project level impact. New development would be required to provide for parkland, as required by the General Plan and Mitigation Measure PSU1. Implementation of Mitigation Measure PSU1 would reduce the impact to a less-than-significant level. Mitigation Measure PSU1 requires the City to require new development to provide parkland and/or in-lieu fees, as allowed by law, to provide for three acres of parkland for every 1,000 residents. This standard would be carried forward in the Project, which requires parkland dedications consistent with State law and the General Plan's requirements.

Other Public Facilities

With the increase in population and new development, additional library services and potentially new or expanded facilities would be required to maintain the City's acceptable service ratios. Based on the City's adopted standards and the estimated growth in population, build-out of the City pursuant to the proposed General Plan land use plan would create a need of an additional 38,000 square feet of library space to provide 0.5 square feet of library space for approximately 213,000 residents. The Cesar Chavez Library was expanded, and a new library facility is planned in the North of Boronda Future Growth Area. Additionally, the City would implement Implementation Program LU19, which requires the City to continue to work with the Library and Community Services Commission, providing research and technical information when necessary, to implement the Library Plan of Service, including fulfilling the Library system's mission of being "the focal point in the community for opening the doors to lifelong learning and enjoyment and the catalyst for promoting equal access to information." The specific environmental impact of constructing new libraries in the planning area was not determined at this first-tier level of analysis; however, development and operation of public facilities, such as libraries, may result in potentially significant impact that are addressed by various City policies and mitigation measures included in the General Plan EIR.⁴⁹

⁴⁹ City of Salinas General Plan EIR. 5.13 Public Services and Utilities. 2002.

New development is subject to the City's public facility impact fees according to Article V-D of Chapter 9 of the Salinas Municipal Code. Article V describes development impact fees for school facilities, traffic and regional development impacts. The Public Facility fees authorized by Article V-D are established by City Council resolution and currently include recreation facilities, street trees, storm sewer, and sanitary sewer.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to fire, police, schools, parks, and other services at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

4.15 – RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **Less than Significant Impact.** Per State law, the City of Salinas is allowed to impose parkland dedication and/or in-lieu fees on new development equal to three acres of parkland per 1,000 new residents. If the City did not require new development to provide parkland or in-lieu fees as allowed by State law, new development may increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, resulting in a significant project level impact. New development would be required to provide for parkland, as required by the General Plan and Mitigation Measure PSU1. Implementation of Mitigation Measure PSU1 would reduce the impact to a less-than-significant level. Mitigation Measure PSU1 requires the City to require new development to provide parkland and/or in-lieu fees, as allowed by law, to provide for three acres of parkland for every 1,000 residents.⁵⁰ This standard would be carried forward in the Project, which requires parkland dedications consistent with State law and the General Plan's requirements.

New development is subject to the City's public facility impact fees according to Article V-D of Chapter 9 of the Salinas Municipal Code. The Public Facility fees authorized by Article V-D are established by City Council resolution and currently include recreation facilities. The collection of fees for recreation facilities could result in the construction or expansion of recreation facilities that would be subject to project-specific review pursuant to CEQA.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and

⁵⁰ City of Salinas General Plan EIR. 5.13 Public Services and Utilities. 2002.

condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to recreational facilities at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance would be less than significant.

4.16 – TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** The proposed Subdivision Ordinance update would not directly result in construction of any development or infrastructure, but future development and condominium conversions subject to the standards of the updated Subdivision Ordinance update would result in additional traffic.

According to the General Plan EIR, implementation of Mitigation Measures C1 through C6 would result in the improvement of levels of service (LOS) to an acceptable level of service for all local roadway segments, reducing the impact to the local roadway system to less than significant. Mitigation Measure C1 requires the City to implement certain roadway improvements to provide a LOS D or better performance. Mitigation Measure C2 requires the City to review discretionary development proposals for potential impacts to the transportation system. Mitigation Measure C3 requires the City to update the Traffic Fee Ordinance to reflect projected circulation needs and apply the revised ordinance to applicable developments. Mitigation Measure C4 requires the City to continue to update, on an annual basis, the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle system, within the community. Mitigation Measure C5 requires the City to reduce expenditure, improve design, and minimize traffic disruption by working with the Transportation Agency for Monterey County (TAMC), Caltrans, Monterey Bay Unified Air Pollution Control District, and other regional transportation agencies to coordinate local street improvements with major transportation system improvement projects, such as improvements to US 101. In addition, the impacts of discretionary development projects and major transportation projects would be monitored by the City, and mitigation may be required. Mitigation Measure C6 requires the City to support implementation of the Transportation Control Measures contained in the Monterey Bay Unified Air Pollution Control District's (APCD) Air Quality Management Plan to help reduce traffic congestion and encourage the use of alternative modes of transportation.⁵¹

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to conflict with applicable plans, ordinances, and policies establishing measures of effectiveness for the performance of the circulation system at the program level and concluded that impacts were less than significant, impacts with adoption of the updated Subdivision Ordinance would be less than significant.

⁵¹ City of Salinas General Plan EIR. 5.2 Traffic/Circulation. 2002.

- b) **Less than Significant Impact.** The Transportation Agency for Monterey County is the designated Congestion Management Agency for Monterey County. The General Plan EIR incorporates Mitigation Measures C5 and C7 to reduce the potential impacts to the regional highway system to less than significant. However, a significant and unavoidable impact to the regional highway system may occur.

According to the General Plan EIR, the City would implement Mitigation Measure C5, as described above. Mitigation Measure C7 requires the City to continue to monitor the planning process for these regional circulation improvements to analyze how they would impact the Salinas circulation system. If necessary, the City would revise the General Plan Circulation System to address the impact from these modifications.⁵²

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to congestion management roadways at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- c) **No Impact.** The proposed Subdivision Ordinance update does not authorize any construction that would result in the need to redirect or otherwise alter air traffic patterns. Therefore, the project would have no air traffic impacts.
- d) **No Impact.** The Subdivision Ordinance update does not involve the construction of any roadway and would have no effect on the City's street and site design standards, nor affect incompatible uses.
- e) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus would not obstruct or restrict emergency access to or through the City. Future development and condominium conversions subject to the standards of the Subdivision Ordinance update would be subject to site plan review. In conjunction with the review and approval of building permits, the City Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety

⁵² City of Salinas General Plan EIR. 5.2 Traffic/Circulation. 2002.

requirements. With continued application of project review procedures, impacts involving emergency access would be less than significant.

- f) **No Impact.** According to the Salinas General Plan Final Program EIR, no significant impacts related to bike, pedestrian, and bus facilities are anticipated with the incorporation of Implementation Programs C10, C12, and C13. Since the General Plan encourages use of public transit and provides for convenient and safe bicycle and pedestrian routes, and given that the Subdivision Ordinance update is consistent with the balance of the General Plan, adoption of the Subdivision Ordinance update will not result in a conflict with adopted policies, plans, or programs supporting bus transportation. Section 801.1 of the Subdivision Ordinance Update supports the expansion of bicycle routes, stating: “Whenever a subdivider is required to dedicate roadways to the public, the subdivider may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths, lanes, or related facilities for the use and safety of the residents of the subdivision.” Section 31-902.2 states that as a condition of approval of a tentative map or parcel map, the city may require public improvements to public bikeways...” With respect to local transit facilities, Section 31-802.2 states “The city may require the subdivider to dedicate, or make an irrevocable offer of dedication, of land within the subdivision for local transit facilities such as shelters, benches, bus turnouts, park-and-ride facilities, and similar items that directly benefit residents or employees of the subdivision.”

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to adopted policies, plans, or programs regarding public transit, bicycle, and pedestrian facilities at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

4.17 – UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** Wastewater treatment requirements for the City of Salinas are established by the Central Coast Regional Water Quality Control Board (CCRWWQB). These treatment requirements establish pollutant limits for effluent discharges to receiving waters. Future development and condominium conversions, consistent with existing General Plan land use policies, would result in typical wastewater discharges and would not require new methods or equipment for treatment that are not currently permitted for the existing treatment plants. The Project would not impact compliance

with RWQCB treatment requirements, because it does not authorize increased development or development of different types than the General Plan and zoning currently permit.

In addition, General Plan EIR Mitigation Measures PSU2, PSU4, and PSU5 would reduce impacts associated with exceeding the wastewater requirements of the Regional Water Quality Control Board to less-than-significant levels. Mitigation Measure PS2 states that the City would implement Implementation Program LU16, which requires the City to continue to work with the Monterey Regional Water Pollution Control Agency (MRWPCA) to plan for and ensure adequate capacity for sewage treatment facilities. Mitigation Measure PSU4 requires the City to implement Implementation Program LU15, which requires the City to continue to implement and update the Sewer and Drainage Master Plan. In addition, as part of the Master Plan update, the City would analyze the need for additional pump station capacity and identify methods to reduce the wet weather flows. Mitigation Measure PSU5 requires developers and the City to install essentially leak-free sewer piping in new developments and in City collection system projects that would prevent inflow/infiltration (I/I) from entering the system. City shall also conduct smoke testing, inspection, and improvements to the existing sanitary sewer system to help prevent I/I.⁵³

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to wastewater treatment requirements at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- b) **Less than Significant Impact.** According to the General Plan EIR, the Monterey Regional Water Pollution Control Agency (MRWPCA) provides regional wastewater conveyance, treatment, disposal, and recycling services to all of the sewered portions of northern Monterey County, including the entire City of Salinas. Within MRWPCA's system, the planning area is served by the Salinas Pump Station and Salinas Interceptor. Both facilities are designed for Average Daily Wastewater Flow (ADWF) of about 12 million gallons per day (mgd) and Peak Waste Water Flow (PWWF) of about 29 mgd. Currently, ADWF from Salinas is about 12 mgd. PWWFs have occasionally exceeded 29 mgd, resulting in a backup in the City's system.

⁵³ City of Salinas General Plan EIR. 5.13 Public Services and Utilities. August 2002.

Wastewater treatment for the planning area is provided by MRWPCA's Regional Wastewater Treatment Plant and recycling is provided by the MRWPCA's Salinas Valley Reclamation Plant. The Regional Wastewater Treatment Plant is a secondary level plant using the Trickling Filters-Solids Process (TFSC) process. The plant is rated at 29.6 mgd and current flows are about 21 mgd. The Salinas Valley Reclamation Plant is also a 29.6 mgd plant and uses mixed media gravity filters, preceded by coagulation/flocculation, and followed by chlorine disinfection. These treatment levels meet Title 22 standards for disinfected tertiary water, and the water is currently used for unrestricted irrigation of food crops.

The MRWPCA anticipated that it has sufficient capacity for some time into the future; however, eventually it will be necessary to increase the capacity of the Salinas Pump Station to provide adequate service. A significant impact associated with this issue may occur. Implementation of General Plan EIR Mitigation Measures PSU2, PSU3, and PSU4 will reduce the impact to a level less than significant. Mitigation Measure PSU2 requires the City to continue to work with the Monterey Regional Water Pollution Control Agency (MRWPCA) to plan for and ensure adequate capacity for sewage treatment facilities.

Mitigation Measure PSU3 requires the City to review development proposals and require necessary studies, as appropriate, and water conservation and mitigation measures to ensure adequate water and sewer service. The proposed General Plan includes a service standard for wastewater treatment and distribution that requires new development to provide its fair share of sewer improvements consistent with the adopted Sewer and Drainage Master Plan. If the proposed development is not consistent with the Sewer and Drainage Master Plan, or if the Plan is out of date, the Plan will need to be updated to reflect the proposed project and identify necessary improvements.

Mitigation Measure PSU4 requires the City to continue to implement and update the Sewer and Drainage Master Plan as necessary. In addition, as part of the Master Plan update, the City will analyze the need for additional pump station capacity and identify methods to reduce the wet weather flows.

PWWFs have occasionally exceeded the Salinas Pump Station and Salinas Interceptor 29 mgd threshold, resulting in a backup in the City's system. Since the General Plan will result in additional need for sewer services within the planning area, a significant impact associated with this issue may occur. Implementation of General Plan EIR Mitigation Measures PSS2, PSS4, and PSS5 will reduce the impact to a level less than significant.

MRWPCA uses connection fees to fund future expansions and to pay off debt financing (i.e., bonds) that may be issued to pay for them. According to MRWPCA, they are in excellent financial condition and, while all the specific improvement projects have not been identified to meet the needs generated by the proposed General Plan, they do not anticipate any problems in funding future expansions when they become necessary. As a result, MRWPCA will continue to be able to provide waste water treatment consistent with the Regional Water Quality Control Board standards. No impact associated with this issue is anticipated.

The specific environmental impact of constructing or expanding sewer facilities in the planning area cannot be determined at this first-tier level of analysis; however, development and operation of public facilities, such as sewer facilities, may result in potentially significant impacts that are addressed by various City policies and mitigation measures included in this Initial Study/Negative Declaration, or are the responsibility of MRWPCA.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Considering that the General Plan EIR analyzed impacts related to the construction of new water and wastewater treatment facilities and expansion of existing facilities at the program level and concluded that impacts were less than significant, impacts with adoption of the Subdivision Ordinance update would be less than significant.

- c) **Less than Significant Impact.** The updated Subdivision Ordinance does not authorize any construction that would result in the construction of new storm water drainage facilities or the expansion of existing facilities.

Drainage improvements are constructed on a project-by-project basis. This typically involves routing a major drainage course through a project by concentrating the flow into an acceptable drainage facility. Construction of drainage devices would be subject to standard construction requirements for erosion control and water quality requirements. Future development would comply with existing standards and regulations for conveyance of storm water; thus, impacts to the environment from construction of storm drain infrastructure would be less than significant.

- d) **Less than Significant Impact.** Implementation of General Plan Mitigation Measures HW4 and HW9 through HW13 (mentioned in Section 4.9 Hydrology and Water Quality) would reduce the potential groundwater supply impact to a degree; however, the potential impacts associated with the increased pumping of groundwater and available an adequate supply of good quality groundwater would remain significant and unavoidable.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact

analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts on groundwater supply to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to use of groundwater. Thus, impacts would be less than significant.

- e) **Less than Significant Impact.** Wastewater treatment requirements are established by the Central Coast RWQCB. The City would review future development as part of the standard environmental review process to determine adequate capacity to serve the discharge needs in comparison to treatment plant capacity. Impacts related to wastewater treatment capacity are anticipated to be less than significant.
- f) **Less than Significant Impact.** Currently, the Salinas Valley Solid Waste Authority (Authority) and Republic provide solid waste services in Salinas. The Authority operates the sanitary landfill and transfer station facilities that serve as the primary disposal or load consolidation sites for the City of Salinas garbage franchise hauler (Republic Services) and for residents and businesses choosing to self-haul solid waste or recyclable materials. In addition to operating landfill and transfer station facilities, the Authority assists the City with AB 939 compliance and reporting, commercial and industrial recycling programs, public education, and household hazardous waste collection.

According to CalRecycle, the Salinas Valley Solid Waste Authority disposed of solid waste at several landfills in 2015, including:⁵⁴

- Altamont Landfill & Resource Recovery
- Azusa Land Reclamation Co. Landfill
- Billy Wright Disposal Site
- Covanta Stanislaus, Inc.
- Fink Road Landfill
- John Smith Road Landfill
- Johnson Canyon Sanitary Landfill
- Kirby Canyon Recycling & Disposal Facility
- Monterey Peninsula Landfill
- Newby Island Sanitary Landfill
- North County Landfill and Recycling Center
- Potrero Hills Landfill
- Recology Hay Road

⁵⁴ CalRecycle. Disposal Reporting System. Jurisdiction Disposal and Alternative Daily Cover (ADC) Tons by Facility. <http://www.calrecycle.ca.gov/LGCentral/Reports/DRS/Destination/JurDspFa.aspx>.

The General Plan EIR concluded that impacts on landfills would be significant given the rapidly diminishing capacity of landfills. Implementation of General Plan EIR Mitigation Measure PSU6 would help to minimize the impact related to landfill capacity to the extent feasible; however, the impact related to the landfill capacity would remain significant and unavoidable.

Mitigation Measure PSU6 requires the City to continue to support and cooperate with the Authority and waste haulers in their efforts to increase recycling activities. While an unavoidable, significant impact is identified, it is anticipated that it would not occur, since the Authority is working to expand capacity. The specific environmental impact of constructing or expanding solid waste facilities in the planning area was not determined at this first-tier level of analysis; however, development and operation of public facilities, such as local solid waste facilities, may result in potentially significant impacts that are addressed by various City policies and mitigation measures included in the EIR or are the responsibility of the Salinas Valley Solid Waste Authority.

The proposed Subdivision Ordinance update does not include any changes to the General Plan land use designations or density. Thus, impacts associated with future development and condominium conversions would remain within the scope of analysis in the General Plan EIR, with the assumption that the environmental conditions and specificity of impact analysis provided in the General Plan EIR have not changed. Future development and condominium conversions would be subject to project-specific review pursuant to CEQA. Section 31-305 of the Subdivision Ordinance expressly provides that all applications for a subdivision made pursuant to the Subdivision Ordinance shall be subject to environmental review once the application is deemed complete, and the City must make a determination regarding compliance with CEQA prior to approving any subdivision applications it receives. Where an Initial Study is required, the subsequent determination will indicate whether potential environmental impacts are within the scope of the General Plan EIR or additional review is required. Although the General Plan EIR found impacts to landfill capacity to be significant and unavoidable and adopted a statement of overriding considerations related to these impacts, this project would not create any new or increased impacts related to landfill capacity. Thus, impacts would be less than significant.

- g) **No Impact.** All new development would be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the development standards in the proposed Subdivision Ordinance update would have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact would occur.

4.18 – MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** The results of the preceding analysis indicate that the proposed project would have less-than-significant impacts with respect to sensitive biological, historical, archaeological, and paleontological resources. Impacts to scenic vistas, visual character, and cultural and historical resources would be less than significant. Since the project would not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and would not change existing City land use policy regarding locations or intensities of development, it would not result in any effects that would degrade the quality of the environment. Therefore, impacts related to degradation of the environment would be less than significant.
- b) **Less than Significant Impact.** Cumulative effects resulting from full implementation of the City's land use policies were evaluated in the General Plan EIR. The proposed Subdivision Ordinance update would not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use

designations and thus is consistent with the project analyzed in the General Plan EIR. Therefore, the Project's contribution to cumulative impacts would be less than significant.

- c) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project would not result in substantial adverse effects on human beings. Under each environmental consideration addressed in the preceding analysis, the proposed project is considered to have little or no adverse impacts on people and the environment. Based on the analysis in this Initial Study, the Project's direct and indirect impacts to human beings would be less than significant.

Section 5: REFERENCES

5.1 – SOURCES

In addition to the 2002 General Plan EIR and 2007 Final Supplement for the Salinas General Plan Final EIR, the following documents are sources.

Document	Date	IS Section
Air Quality Management Plan of Monterey Bay Unified Air Pollution Control District	2008	4.3, 4.16
California Air Resources Board Scoping Plan and First Update	May 2014	4.7
AMBAG Metropolitan Transportation Plan and Sustainable Communities Strategy 2035	June 2014	4.6
Monterey County Hazardous Waste Management Plan		4.8
Monterey County Comprehensive Land Use Plan for Monterey Peninsula Airport	1987	4.8
Salinas Municipal Airport Master Plan Update	2010	4.8
Salinas Municipal Airport Land Use Compatibility Plan	1982	4.8
Salinas Multi-Hazard Emergency Plan	2006	4.8
Salinas Storm Water Master Plan	2004	4.9
Central Coast Regional Water Quality Control Board Order No. R-3-2012-005, the City NPDES Permit (No. CA0049981)	2012	4.9
Integrated Regional Water Management Plan for the Greater Monterey County Region	April 2013, amendments through August 2014	
Salinas Sewer and Drainage Master Plan	1992	4.9
Salinas Sanitary Sewer Master Plan	2011	4.9
Salinas Zoning Code	2016	

5.2 – LIST OF PREPARERS

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