

REPORT TO THE CITY COUNCIL

City of Salinas, California

DATE: February 21, 2017

FROM: Gabriel Elliott, Senior Planner, Community Development Department (CDD)

THROUGH: Megan Hunter, Community Development Director (CDD)

SUBJECT: **AMENDMENT TO ORDINANCE NO. 2549 REGARDING ZONES OF BENEFIT
WITHIN THE NORTH OF BORONDA FUTURE GROWTH AREA (FGA)**

RECOMMENDATION:

It is recommended that the City Council adopt an ordinance amending Ordinance No. 2549 with regard to the establishment of zones of benefit within the North of Boronda Future Growth Area and the designation of some lands as undevelopable.

DISCUSSION:

On June 3, 2014, the Salinas City Council adopted Ordinance No. 2549 which established the method to reimburse a person or the City for financing certain costs and expenses related to the annexation and the entitlement of land located in the North of Boronda FGA.

The North of Boronda FGA consists of four designated planning areas for the purposes of preparing and processing specific plans and environmental review, namely: (1) the West Area, being portions of the FGA lying between San Juan Grade Road and Natividad Road; (2) the Central Area, being portions of the FGA lying between Natividad Road and the future extension of Constitution Boulevard; (3) the East Area, consisting of the portions of the FGA lying between the future extension of Constitution Boulevard and Williams Road; and (4) the portions of the West Area included within the adopted Gateway Center Specific Plan.

The Central Area Specific Plan (CASP) includes areas that have not been annexed into the City, and each of the three planning areas (the West, the Central, and the East) each include undevelopable areas as defined in the proposed ordinance. Specifically, within the CASP, the Settrini property (APN: 211-03-003, 211-03-008, 84.6 acres), the Avila property (APN: 211-013-007, 0.51 acres), and the Gladstone property (APN: 211-013-006, 25.39 acres), have not been annexed into the City but were included as part of the Central Area Specific Plan. Also, portions of the Matsui property (APN: 153-091-007, 153-091-008, 153-091-009, and 153-091-010), coupled with portions of the Helmers property (APN: 153-101-005) are designated as open space areas because they are an extension of the Natividad Creek. In

addition, there are several school sites within all three specific plan areas which have undergone (McKinnon Elementary School, [WASP]), is undergoing (the High School #5 site on Rogge and Russell Road, [WASP]), or will soon undergo (Middle School #5 proposed off Hemingway Drive [CASP]), development. The development of these school sites are typically independent of the specific plan areas where they are located, but they are required to comply with the general principles of those specific plan areas.

Staff has met with the participating developers of the North of Boronda FGA on this issue, and a consensus has been reached to remove these properties or properties with similar circumstances from the calculation of fair share costs stipulated in Ordinance No. 2549. This approach streamlines the reimbursement process and makes it more likely that participating developers would be able to recuperate their share of expenses pertaining to the Annexation Costs and the City's Costs regarding the annexation, the planning, and the development of the North of Boronda FGA.

The attached land use maps for the WASP and CASP are in draft form and are included for informational purposes because they depict the type and location of land uses to be exempt from the reimbursement ordinance.

ISSUE:

Shall the City Council adopt an Ordinance amending Ordinance No. 2549, which excludes undevelopable areas from participating in the sharing on a proportionate basis their fair share of the Annexation Costs and the City's Costs pertaining to the FGA, as those terms are defined in Ordinance No. 2549?

FISCAL IMPACT:

The amendment as proposed will have no negative fiscal impact on the City, as that portion of Ordinance No. 2549 which obligates the developers to pay for the costs incurred with the annexation and the entitlement of lands in the North of Boronda Future Growth Area is unaffected by this amendment.

CITY COUNCIL GOALS:

The proposed amendment would support the City Council's strategic goal of Economic Diversity and Prosperity by advancing the entitlement of the Future Growth Area and providing clarity to developers in regards to their "fair share" of associated costs.

TIME CONSIDERATIONS:

By moving this initiative forward, the City will be able to continue with the process of finalizing the specific plans by early summer.

ALTERNATIVES/IMPLICATIONS:

The Council may choose not to adopt the proposed Ordinance and may provide other direction to staff.

CONCLUSION:

Amending Ordinance No. 2549 further increase the likelihood of accelerating the process of developing the North of Boronda Future Growth Area by removing any discrepancies in the participating developers' abilities to receive reimbursement for costs incurred with the annexation and the entitlement of lands in the North of Boronda FGA.

Back Up Pages:

Proposed Ordinance
CASP Draft Land Use Map
WASP Draft Land Use Map
City Map with FGA depicted