

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

**RESOLUTION APPROVING A REQUEST FOR A TIME EXTENSION TO VESTING
TENTATIVE MAP 2003-002 (VTM 2003-002) LOCATED IN THE MONTE BELLA
PRECISE PLAN AREA
(M 2017-013)**

WHEREAS, on October 14, 2003, the City Council approved Vesting Tentative Map 2003-002 per attached Resolution 18392 for two (2) years. The map was approved as a six (6)-phase project. The map created 853 single-family residential lots, an approximately 21-acre parcel for a community park site, an approximately 9-acre parcel for an elementary school site, a 2-acre parcel for the future expansion for an existing elementary school, and several parcels for the future well sites and project related infrastructure; and

WHEREAS, as a part of VTM 2003-002, the Council on that same date also considered and certified the Mountain Valley Final Environmental Impact Report (FEIR) and an Addendum to the Mountain Valley FEIR; and

WHEREAS, on September 20, 2017, the Salinas Planning Commission, at the request of the Applicant, Richland Planned Communities, on behalf of Struck Farms LLC and Canadian Pacific Land LLC, the property owners, held a duly noticed public hearing for a request for a Time Extension to Vesting Tentative Map 2003-002 (VTM 2003-002) located at the Monte Bella Precise Plan Area; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, considered the staff report, determined that positive findings could be made for approval of the project, adopted Resolution No. 2017-06 recommending the City Council find a request for a Time Extension to Vesting Tentative Map 2003-002 (VTM 2003-002) located at the Monte Bella Precise Plan Area exempt from the California Environmental Quality Act (CEQA) and approve said proposed Time Extension; and

WHEREAS, the City Council held a duly noticed public hearing on October 10, 2017 and considered the Staff Report, meeting minutes, Planning Commission Resolution, public testimony, and correspondence regarding the project.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council finds the time extension to VTM 2003-002 to be Categorically Exempt from the California Environmental Quality Act (CEQA) and approves a three (3) year time extension to Vesting Tentative Map 2003-002 from October 14, 2017 to October 14, 2020; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

1. ***The project has been found to be a Categorical Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines;***

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed Time Extension to Vesting Tentative Map 2003-002 (VTM 2003-002) is categorically exempt from further environmental analysis per CEQA Guidelines Section 15061(b)(3), because an Environmental Impact Report was certified in conjunction with the previously approved Vesting Tentative Map, and the act of granting a time extension would not result in any environmental impacts or physical effects on the environment.

For the Time Extension to Vesting Tentative Map 2003-002 (VTM 2003-002):

2. ***Per Municipal Code Section 31-313.3, the City Council may approve a request for an extension if it finds that the map is consistent with the General Plan and Zoning Code. In addition, the City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions;***

The proposed Time Extension to Vesting Tentative Map 2003-002 (VTM 2003-002) is consistent with both the General Plan and Zoning Code because it is only for a time extension of a previously Vesting Tentative Map, which permitted residential, public/semipublic, and park uses on the project site and is not requesting any changes to any previously approved uses. The proposed time extension is also not requesting any proposed changes to the previously approved Vesting Tentative Map.

PASSED AND ADOPTED this 10th day of October 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia M. Barajas, City Clerk