

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2017-06**

**RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF 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, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission finds the time extension to VTM 2003-002 to be Categorically Exempt from the California Environmental Quality Act (CEQA) and recommends that the City Council approve 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 Planning Commission 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 20th day of September 2017, by the following vote:

AYES: Chairperson Nohr, Commissioners Anzo, Giffin, Griffin, Meeks

NOES: None

ABSTAIN: Commissioner Huerta

ABSENT: Commissioner Lutes

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on September 20, 2017, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 9/29/17


Courtney Grossman
Secretary