

Attachment 5

Economic Development Element EIR Preparation Process

Key Milestones

The bullet points below identify key milestones in the preparation of the EDE EIR.

- In January 2015, the City Council authorized staff to proceed with the formal approval process for incorporating the EDE into the General Plan and the release of a Request for Proposal (RFP) for the preparation of California Environmental Quality Act (CEQA) and General Plan Amendment (GPA) documents.
- In July 2015, the City entered into a Professional Services Agreement with EMC Planning Group for the preparation of the CEQA and GPA documents.
- On November 10, 2015, the City released a Notice of Preparation (“NOP”) for the EIR for a 30-day public comment period.
- On November 23, 2015 an EIR public scoping meeting was duly noticed and held to solicit public and agency comments on the scope of the Draft EIR.
- On December 10, 2015 the City received comments from six (6) commenters in response to the NOP; the comments are included in Appendix “A” of the Draft Environmental Impact Report.
- On September 5, 2017, a Draft Program Environmental Impact Report (DEIR) SCH No. 20122032022 was released for public comment with the 45-day public comment period closing on October 19, 2017. The DEIR and appendices were posted on the City’s website with hard copies available at City Hall, the Permit Center, and all three City Libraries.
- From August to November 2017, staff continued stakeholder outreach prior, during and after the DEIR public comment period. City staff met with individuals and the agencies and organizations listed below to discuss the DEIR and EDE General Plan Amendment.
 - Building Healthy Communities Land Use & Economic Equity Action Team
 - LAFCO
 - Land Watch
 - Monterey County Resource Management Agency
 - Salinas City Center Improvement Association
 - Salinas Valley Chamber of Commerce
 - SPARC

Two community workshops on the EDE adoption were held on October 5, 2017 and October 17, 2017. Staff also gave presentations to the Salinas Valley Chamber of Commerce Board of Directors (October 20, 2017), LAFCO Board of Directors (October 23, 2017), Monterey County Ag Advisory Committee (October 26, 2017), and SPARC (November 6, 2017).

- On October 12, 2017, the Traffic Advisory Commission provided comments on the Traffic Impact Assessment prepared for the DEIR. One Commissioner commented that Davis Road should be widened.
- On October 19, 2017, the close of the DEIR public comment period, fifteen (15) public comment letters were received on the DEIR.
- On October 23, 2017, the Monterey County Airport Land Use Commission considered, and found the EDE General Plan Amendment to be consistent with the 1982 Salinas Airport Land Use Plan. (Resolution No. 17-002)
- The Planning Commission held three (3) study sessions to prepare for the November 15, 2017 public hearing. The study session of August 16, 2017, provided an overview of the Draft EDE, and an overview of the DEIR was provided on September 20, 2017. At the third study session, staff summarized the public comments received on the EDE DEIR, described draft EDE text and map refinements, and reviewed the proposed General Plan Amendment adopting the EDE as a General Plan Element.
- On November 6, 2017 City staff met with representatives from Ag Land Trust, LAFCO, Land Watch, Monterey County Ag Commissioner's office and Resource Management Agency to discuss their comments on the DEIR and concerns with the proposed EDE General Plan Amendment.
- On November 9, 2017, a Final Program EIR (FEIR) SCH No. 20122032022, including response to public comments received, was completed and circulated.
- On November 15, 2017, the Planning Commission held a duly noticed public hearing on the FEIR and EDE General Plan Amendment. Because the vote to certify the Final Environmental Impact Report resulted in a tie, no recommendation was made to the City Council by the Planning Commission regarding certification of the proposed Economic Development Element (EDE) Final Environmental Impact Report (2017-006) or the EDE General Plan Amendment (GPA 2013-001).