



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: DECEMBER 5, 2017

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: MEGAN HUNTER, DIRECTOR

BY: LISA BRINTON, SENIOR PLANNER

TITLE: CERTIFICATION OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT (ER 2017-006); APPROVAL OF CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVAL OF GENERAL PLAN AMENDMENT (GPA 2013-001) FOR THE SALINAS ECONOMIC DEVELOPMENT ELEMENT

RECOMMENDED MOTION:

- 1) A motion to certify the City's Economic Development Element Final Program Environmental Impact Report (FEIR) (ER 2017-006);
- 2) A motion to approve the California Environmental Quality Act (CEQA) Findings of Fact, Statement of Overriding Considerations, and the adoption of the Mitigation Monitoring and Reporting Program; and
- 3) A motion to approve General Plan Amendment (2013-001) adopting the Economic Development Element as the eighth element of the General Plan.

RECOMMENDATION:

It is recommended that the City Council affirm the findings and approve the following attached resolutions to:

- 1) Certify the City's Economic Development Element Final Program Environmental Impact Report (FEIR) (ER 2017-006);
- 2) Approve the CEQA Findings of Fact, Statement of Overriding Considerations, and the adoption of the Mitigation Monitoring and Reporting Program; and
- 3) Approve General Plan Amendment (2013-001) adopting the Economic Development Element as the eighth element of the General Plan including FEIR Alternative 4 as shown on Figure LU-3A of Attachment 2, Exhibit "B".

EXECUTIVE SUMMARY:

The City is proposing the addition of an eighth element to the 2002 Salinas General Plan. The draft Economic Development Element (EDE), as a comprehensive, key strategic planning document, provides goals, policies and actions to achieve the City's vision of a prosperous and healthy community defined as jobs, safety, and health. Land Use policies in the EDE direct a strong focus on infill development, redevelopment, and revitalization within the City's commercial core and corridors to create more jobs and revenue-generating infill development opportunities. The EDE also provides new development capacity to attract larger employment and revenue generating uses. The intent is that the EDE is to guide the future General Plan update, which is to begin mid-2018.

The City completed preparation of the EDE in April 2014, and it was accepted by the City Council as a key strategic policy document in June 2014. The EDE was not, however, adopted and incorporated into the General Plan at that time because the environmental analysis required under the California Environmental Quality Act (CEQA) had not yet been completed. Attachment 4 to this staff report describes the EDE preparation and refinement process, including the extensive community engagement and outreach undertaken.

The City, as lead agency, prepared a Program Environmental Impact Report (EIR) for the EDE General Plan Amendment (2013-001). In its entirety, the EIR documents consist of the September 1, 2017 Draft Program EIR (Draft EIR or DEIR) and the November 9, 2017 Final Program EIR (Final EIR or FEIR) (State Clearinghouse No. 2015111036). Exhibit "A" to Attachment 1 to this staff report is the FEIR. Attachment 5 summarizes the key milestones of the EIR preparation process.

The adoption of the EDE requires several changes to other elements in the City's General Plan. These revisions are tabulated in Attachment 2, Exhibit "B" of the staff report. The amendments update text and tables to cross-reference the EDE and its support of policies, plans and implementation measures in other elements.

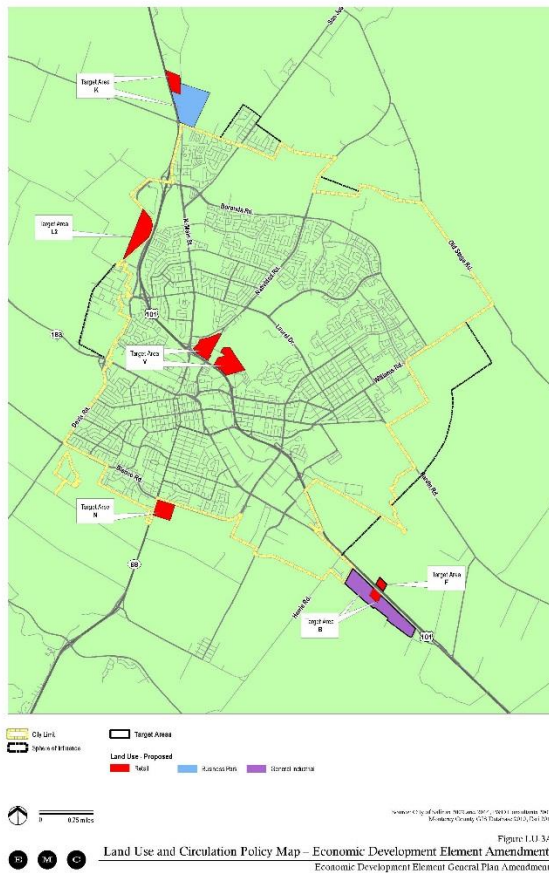
Before acting on the adoption of the EDE, the lead CEQA agency, in this case the City Council, upon recommendation of the Planning Commission, must make certain determinations or findings. Some of these relate to the CEQA process that was followed, and others are pertinent to consistency with the City's General Plan.

During the Planning Commission November 15, 2017 Public Hearing, testimony was presented recommending that FEIR Alternative 4, involving a shift in the location of Target Area V in Carr Lake and a change to the land use from Retail to Mixed Use, be incorporated with project approval. This alternative would be consistent with an approved settlement agreement between the City and certain Carr Lake landowners, as discussed in the FEIR comments, and would minimize environmental impacts and better facilitate future development to advance the EDE.

BACKGROUND:

The EDE reemphasizes the General Plan's land use strategy of prioritizing infill development and revitalization within the city limits and Sphere of Influence. However, the proposed EDE also provides for new land supply in order to support the 45,500 new jobs needed through buildout of the existing General Plan. These areas of new land supply are termed "Target Areas" (see Figure 1 below) and were derived from the Economic Opportunity Areas (EOA) identified through the EDE development process and subsequent preparation of the EIR. See Attachment 4 of the staff report for more details regarding the EOA refinement process.

Figure 1: Target Areas



EDE policies that have potential to result in reasonably foreseeable physical change are identified and evaluated in the DEIR. The EDE land use policies and associated general plan amendments direct new development capacity to six (6) "Target Areas". The Target Areas contain a total of 558 acres of land. One of the Target Areas (115 acres) is located within the city limits in the Carr Lake area. The remaining five (5) Target Areas (443 acres) are located outside of, but adjacent to, the City's Sphere of Influence (SOI). The City has assigned General Plan land use designations to each of the Target Areas. The land use designations include Industrial (147 acres), Retail (279 acres) and Business Park (132 acres). Figure 1 illustrates the location and proposed land use of the six (6) Target Areas.

Based on analysis of floor area ratios for each land use type and land demand for non-building needs (e.g. infrastructure, roads, etc.), a total of 5,255,959 square feet of new building capacity could be accommodated within the six (6) Target Areas. Total new employment capacity is projected at 8,981 jobs. Table 1, New Development and Employment Capacity, summarizes this information.

Table 1 New Development and Employment Capacity

Target Area Land Use	Gross Acres	Building Capacity per Land Use Type	Employment Density (Bldg. Square Feet/Job)	Projected Jobs
Industrial	147	1,502,820	1,000	1,503
Retail	279	2,193,448	550	3,988
Business Park	132	1,570,338	450	3,490
Total	558	5,255,959¹		8,981

DISCUSSION:

Project Description

The proposed project is Economic Development Element General Plan Amendment (GPA 2013-001) (hereinafter, “Project” or “GPA 2013-001”), the adoption of the EDE as a new element of the 2002 Salinas General Plan. The adoption of the EDE requires several changes to other elements in the City’s General Plan. These revisions are tabulated in Attachment 2, Exhibit “B” of the staff report. The amendments update text and tables to cross-reference the EDE and its support of policies, plans and implementation measures in other elements.

ECONOMIC DEVELOPMENT ELEMENT OVERVIEW

Since the 2002 Salinas General Plan was adopted, the City has come to recognize that a comprehensive Economic Development Element to the General Plan is needed as a tool to focus and direct its economic development efforts. The EDE represents that tool. The purpose of the EDE is to augment the economic development strategy included in the General Plan, and to guide future decisions of the City Council in all aspects of City policy and economic development activities. The EDE’s goals, policies and implementation actions encourage a diverse economy that allows for the continued economic success of the community. As described in Chapter 2 of the EDE, the City’s overarching economic development strategies for implementing the economic development vision include:

- executing development strategies and making land use and infrastructure investments that foster prosperity;
- creating jobs that benefit local residents and businesses;
- facilitating workforce training and education to develop skills needed to meet the needs of existing and future employers; and
- enhancing the quality of life for residents through programs and resources that promote healthy living and well-being.

The fundamental components of the EDE are its goals, policies, and implementation actions. These are the underpinning for realizing the economic development vision and implementing the

economic development strategies. Goals, policies, and implementation actions are organized under the following topics:

- **Land Use, Circulation, and Infrastructure:** EDE land use policies focus on revitalization of existing developed areas within the City, developing Carr Lake as a recreation “centerpiece” of the City, and identifying and planning for expanded land capacity at the outer edges of the City that can accommodate/attract large users and clusters of users. The EDE reemphasizes the General Plan's land use strategy of prioritizing infill development and revitalization within the city limits and SOI. However, the EDE also provides for new land supply in order to support the 45,500 new jobs needed through buildout of the existing General Plan.

This new development capacity is directed to six (6) smaller “Target Areas”. These Target Areas contain a total of 558 acres. One of the Target Areas (totaling 115 acres) is located within the city limits. The remaining five (5) Target Areas (totaling 443 acres) are located outside the City’s Sphere of Influence, but adjacent to it. A total of 5,255,959 square feet of new building capacity projected to generate approximately 8,981 jobs could be accommodated within the six (6) Target Areas. The five (5) Target Areas would be considered new Future Growth Areas per the General Plan, and would therefore require a specific plan to guide future development and the approval of future development proposals.

In addition, the EDE addresses the need for improved transportation connectivity to support economic development within the City and at its outer edges through identification of future transportation facilities. Similarly, targeted policies for improving existing and constructing new infrastructure and for expanding availability of resources such as water supply to facilitate economic development are provided.

- **Retail, Entertainment, and Tourism:** Policies for this topic focus on attracting economic investment through promoting the City’s positive attributes and amenities; changing negative perceptions of the City as an unsafe destination; creating attractive gateways to the City; targeting opportunities for new retail uses and creating place themed commercial/cultural districts; and attracting new retail development.
- **Job Opportunities:** The EDE addresses job retention and expansion by focusing policies on retaining and expanding existing businesses, diversifying employment opportunities, attracting new industry and investment, and promoting innovation and entrepreneurship.
- **Workforce Development:** Workforce development policies focus on creating jobs that benefit the local workforce and on facilitating the ability of the local workforce to obtain the skills needed to meet job requirements of existing and future businesses.
- **Neighborhood and Commercial Areas:** Regarding existing neighborhoods, EDE policies focus on maintaining and enhancing the health of neighborhoods, as the City understands that doing so is an important factor in supporting economic development. Policies address

creating incentives for investment in residential neighborhoods, improving the appearance of residential neighborhoods, and empowering citizens to take an active role in neighborhood revitalization. Regarding commercial areas, EDE policies address investment in disinvested commercial corridors and incentivizing redevelopment of underperforming neighborhood shopping centers.

- **Quality of Life:** This section of the EDE addresses the notion that while cities need revenue from economic development to improve the quality of life of residents, including through provision of government services, infrastructure, etc., quality of life is also an important factor in the ability of the City to attract and retain businesses. Policies address improving community safety, narrowing social and economic disparities in the community, improving community access to open space and recreational opportunities, improving community health and reducing health inequities in part by improving access to healthy food and recreational amenities, and ensuring adequate provision of emergency services.

Project Objectives

The underlying purpose of the EDE is to provide additional land supply needed to meet long-term employment generation needs through General Plan buildout and to promote availability of new sites to support business growth through focused land use planning, targeted circulation, utility infrastructure improvements, and expanded resource availability. This purpose, in turn, has given rise to the following project objectives, which focus on desired outcomes of the EDE in terms of its land use, job generation, and circulation related strategies and policies that:

1. Improve the City's attractiveness as an investment destination for employment-generating businesses by reducing land costs through increased land supply;
2. Promote and prepare the Target Areas for private investment;
3. Improve economic diversification and expansion within the City;
4. Support General Plan land use strategies and policies that promote economic growth through infill development and through revitalizing/redeveloping existing developed areas and/or intensifying uses in existing developed areas such as the Focused Growth Areas;
5. Expand and attract business and provide residents with greater opportunities for employment in well-paying, career ladder oriented jobs;
6. Become the recreation, entertainment, and sports destination of the Central Coast through improving, enhancing and attracting additional recreational, entertainment and sports related facilities and uses; and
7. Invest in public infrastructure to improve circulation, connectivity and access.

EDE Vol I Text and Figure Refinements

Text and figure updates were made to the EDE document to reflect the refinement process described in Attachment 4, as well as to reflect changes due to the passage of time. Appendix B, EDE Vol. I of the DEIR was released to the public on September 5, 2017 with the following revisions:

- 1) Section 1.3.1 Preliminary Planning and Technical Analyses includes both inserted text and figures to explain and illustrate the refinement of EOAs into Target Areas and Economic Development Reserve areas.
- 2) Section 1.5 Related Plans and Programs under subsection Current Land Use and Development Plans, Economic Development Strategies, and Related City Strategic Efforts includes text to update referenced plans and programs since the EDE was prepared in 2014.

Based on comments received from the public and agencies, additional changes are proposed to the EDE since it was published in September 2017. These include updating Acknowledgements and Table of Contents pages to reflect changes in Council, Commissioners, and staff and the modification of EDE circulation policies to reflect the conceptual nature of three expressways. These changes are listed as an errata sheet in Attachment 2, Exhibit “A” of the staff report to be considered part of GPA 2013-001 adopting the EDE.

EDE General Plan Amendment (2013-001) Overview

As previously stated, the City has determined that changes and/or additions to text, tables, and graphics in the existing General Plan are needed to integrate the EDE into the overall General Plan. The full set of these “integrative” amendments are incorporated as Attachment 2, Exhibit “B”. The most substantive of the amendments are text, figures and tables in the General Plan Land Use Element. These identify and integrate the Target Areas and associated land use into General Plan Figure LU-3A and incorporate additional potential development capacity proposed in the EDE through inclusion of new tables and amendment of existing tables. Of particular note is an amendment to existing General Plan Table LU-3, General Plan Development Capacity. This amendment reflects how total development capacity would increase through General Plan buildout with adoption of the EDE. GPA 2013-001 also includes text changes to the Community Design, Housing, Conservation/Open Space, Circulation, and Safety Elements referencing policies in the EDE.

Proposed general plan amendments are tabulated in Appendix D of the DEIR: Proposed General Plan Amendment released to the public on September 5, 2017 (See Attachment 2, Exhibit “B” of the staff report). The amendments update text and tables to cross-reference the EDE and its support of policies, plans and implementation measures in other elements. The most substantive changes occur to the Land Use Element and are outlined below.

- Text amendments to reference the EDE and its support of LU Policy and its Economic Development Strategy.

- Text amendment to Policy LU-2.1:
Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion generally to the North and East, away from the most productive agricultural land: except for employment-generating urban development proposed within Economic Opportunity Target Areas B, F, K, L1/L2 and N identified in the Economic Development Element.
- Text and map changes to incorporate the five (5) Target Areas outside the city limits as Future Growth Areas (addition of Figures LU-1A and LU-3A).

Non-substantive refinements have been made to the General Plan Amendment since published September 1, 2017. These refinements include improved grammar, identification of text change with underline, and correction of inconsistent language between the DEIR and General Plan Amendments. These refinements are listed as an errata sheet in Attachment 2, Exhibit “B” of the staff report to be considered as part of the GPA 2013-001.

TRAFFIC AND TRANSPORTATION COMMISSION REVIEW:

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.

MONTEREY COUNTY AIRPORT LAND USE COMMISSION REVIEW:

On October 23, 2017, the Monterey County Airport Land Use Commission (ALUC) considered, and found the EDE General Plan Amendment to be consistent with the 1982 Salinas Airport Land Use Plan. Resolution No. 17-002, as approved by the ALUC, is incorporated by reference.

PLANNING COMMISSION REVIEW:

The Planning Commission’s role is to provide a recommendation to the City Council on the adoption of the EDE, the certification of the EIR, and the related CEQA findings and components. The recommendation to the City Council is to be in the form of action by the Planning Commission on resolutions for these components of the EDE adoption.

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 15, 2017, the Planning Commission held a duly noticed public hearing to consider a recommendation to the City Council on the certification of the Final EIR (ER 2017-006) and approval of GPA 2013-001. The Planning Commission made no recommendation to the City Council regarding certification of the Final EIR, as the Commission’s vote to certify the Final EIR

resulted in a tie, and therefore, the Commission was unable to make a recommendation on the Project.

ENVIRONMENTAL REVIEW:

The purpose of the California Environmental Quality Act (CEQA) is public disclosure. Environmental review documents are to provide decision makers with information on which decisions can be based, with the knowledge of a project's environmental effects (impacts) and ways significant effects can be feasibly mitigated or avoided. The level of CEQA review and document depends on the project type, scale, and level of potential environmental impact.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The EDE includes policies that would result in expansion of the City's existing land supply and that could result in intensification of development within existing developed areas of the City. If the City Council approves the EDE as a General Plan Element (GPA 2013-001), implementation of EDE policies could facilitate future proposals for a series of land development and public facilities/infrastructure projects over time. Applications for individual, specific development projects designed to implement the EDE have not been submitted; nor would any such potential applications be submitted until after the City approves the EDE.

The adoption of the EDE requires a program EIR to evaluate the potential environmental impacts of additional development facilitated by the EDE adoption per CEQA Guidelines Section 15168. A program EIR is an appropriate type of EIR for projects that consist of a series of actions that can be characterized as one large project, geographically related, and logical parts in the chain of contemplated actions in connection with issuance of rules, regulations or plans. A more detailed description of this type of EIR can be found in Section 1.2 in the DEIR.

Project Description Analyzed in the EIR

Because proposed draft EDE policies have potential to result in physical change, the reasonably foreseeable environmental impacts of the EDE had to be evaluated under CEQA, and are identified in the Draft Program EIR. The proposed project would provide capacity for new land development to meet the balance of the City's projected employment needs through buildout of the existing General Plan that cannot be met through the infill development within the city limits and development of vacant land within the City's existing Sphere of Influence (SOI).

New development capacity would be directed to six (6) "Target Areas" containing a total of 558 acres of land. One (1) of the Target Areas (115 acres) is located within the city limits in the Carr Lake area. The remaining five (5) Target Areas (443 acres) are located outside of, but adjacent to, the City's SOI. Two (2) of these five (5) Target Areas are located to the north/northwest of the City and three are located to the south/southeast of the City. Refer to Figure 2, Aerial Photograph – Existing Conditions, in Section 2.0 of the DEIR, Project Description, and Figure 3 of this staff report, for the locations of the Target Areas. The City has assigned General Plan land use designations to each of the Target Areas. The land use designations include Industrial (147 acres), Retail (279 acres) and Business Park (132 acres).

Figure 6, Target Areas and Economic Development Reserve Areas, in Section 2.0 of the DEIR shows the land use designations.

Based on analysis of floor area ratios for each land use type and land demand for non-building needs (e.g. infrastructure, roads, etc.), a total of 5,255,959 square feet of new building capacity could be accommodated within the six (6) Target Areas. Total new employment capacity is projected at 8,981 jobs. See Table 1, New Development and Employment Capacity, summarizes this information under Background.

All future individual development projects proposed within any of the six (6) Target Areas will undergo additional site-specific CEQA review to examine their project-specific environmental impacts. Future development proposed within the one Target Area located within the city limits could then be considered and approved by the City. The City does not currently have land use control over the five (5) Target Areas located outside the SOI. For development of these Target Areas to occur in the future, the City must request and receive approval from the Monterey County Local Agency Formation Commission (LAFCO) to amend the City's SOI to include and to annex the Target Areas prior to approval of future development proposals for these areas. These five (5) Target Areas would be considered new Future Growth Areas per the General Plan, and would therefore require a specific plan to guide future development and the approval of future development proposals.

Significant and Unavoidable Impacts

The DEIR analyzed the potential environmental impacts of the proposed project, and a summary of these impacts are included in Table S-2, Significant Impacts and Mitigation Measures, in the Summary section of the DEIR. The table lists each significant impact by topic area, the level of significance of each impact, mitigation measures to avoid or substantially minimize each impact, and the level of significance of each impact after implementation of the mitigation measures. Required mitigation measures that reduce the significance of each environmental impact as well as those that reduce the severity of the impact, but are still determined to be significant and unavoidable were identified in the DEIR and tabulated as the project's Mitigation Monitoring and Reporting Program (MMRP), provided as Attachment 3, Exhibit "B" to this staff report.

A list of the project's significant and unavoidable impacts follows:

- Substantial change in visual character due to their conversion of agricultural land to urban use and loss of important existing views of valuable visual resources in the form of agricultural landscapes and potentially of more distant mountain views;
- Conversion of 502 acres of Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) to non-agricultural use;
- Generation of a significant volume of greenhouse gas emissions;
- Generation of traffic noise that exceeds standards; and

- Reduction of the following County and Caltrans road segments to unacceptable levels of service:
 - Alisal Road between E. Alisal Street and Hartnell Road (County)
 - Crazy Horse Canyon Road south of U.S. Highway 101 (County)
 - Espinoza Road west of U.S. Highway 101 (Partial/Both)
 - Harris Road west of Abbott Street (County portion outside the City limits)
 - San Juan Grade Road between Hebert Road and Crazy Horse Canyon Road (County)
 - Castroville Road (SR 183) between Espinosa Road and SR 156 (Caltrans)
 - U.S. Highway 101 between John Street (SR 68) and Market Street (Caltrans)
 - U.S. Highway 101 between Main Street (SR 183) and Laurel Drive (Caltrans)
 - U.S. Highway 101 between Laurel Street and Boronda Road (Caltrans)
 - U.S. Highway 101 between Market Street and Main Street (SR 183) (Caltrans)

The impacts listed above also represent cumulatively considerable (i.e., significant) and unavoidable impacts of the proposed project as discussed in Section 4.0, Cumulative Impacts.

Analysis of Alternatives

One of the main differences between an EIR and a lower level environmental review, such as a Negative Declaration, is the need for the EIR to consider a reasonable range of alternatives, and then evaluate these alternatives to determine the extent to which significant adverse impacts are eliminated or increased under each alternative. Each alternative's ability to meet the project's objectives is also evaluated. Based on these analyses, the EIR identifies the Environmentally Superior Alternative, that is, the alternative that has the least amount of overall environmental impact. Should the lead agency want to act on a project that is not the Environmental Superior Alternative, that decision must be accompanied by findings that the environmentally superior alternative(s) is not feasible within the meaning of CEQA. One basis for such a conclusion would be that the alternative does not meet most or all of the project's objectives.

Summary of Alternatives

Four alternatives to the proposed project have been evaluated. In summary, they are as follows:

- Alternative 1: No Project/No Development
- Alternative 2: GSA MOU Amendment

This alternative is evaluated solely at the request of the County of Monterey Resource Management Agency. This alternative removes Target Area N from the proposed project in light of the County's concern that development of Target Area N would result in loss of high value agricultural land to the south of the City. Conserving such land is a topic that is addressed in the 2006 Greater Salinas Area Memorandum of Understanding (GSA MOU). The building area capacity for Target Area N is shifted to Target Area K, in which both acreage and FAR area are increased (13 additional acres and an increase of FAR to .40) to accommodate the building and employment generating capacity from Target Area N.

- Alternative 3: GSA MOU Consistency

This alternative includes modifications to the proposed project that maximize its consistency with the GSA MOU. It modifies the proposed project by eliminating a greater number of Target Areas than proposed in the GSA MOU Amendment Alternative. Consideration of this alternative was also requested by the County of Monterey Resource Management Agency.

- Alternative 4: Target Area V

This alternative considers environmental effects of changing the Retail land use designation proposed for Target Area V to Mixed Use and relocating a portion of the Target Area to an alternative location within Economic Opportunity Area V. All other aspects of the proposed project are retained.

The Final Program EIR (final EIR) includes responses to Letter #9 from L+G LLP. The response to comment #4 describes changes to draft EIR Figure 25, Target Area V Alternative, in response to the comment. Draft EIR Figure 25 was revised in response to the comment and the revised figure is included in Section 3.0 of the final EIR.

After the final EIR was completed, an error was identified in the revised Figure 25. The 6.8 acres that were removed from the westernmost polygon within Target Area V (the polygon located west of Sherwood Drive) and relocated to two smaller locations along E. Laurel Drive should have instead been removed from the large polygon located along E. Laurel Drive shown in the figure. Figure 25, Target Area V Alternative, has been modified from the version shown in the Final EIR for this purpose. The modified Figure 25 is provided as Errata #2 to the Final EIR.

This change does not materially affect the analysis of environmental effects of the Target Area V Alternative included in the draft EIR or the final EIR. The change retains the total of 115 acres included in Target Area V and the 810,448 square feet of building development capacity assumed for Target Area V.

Each of the alternatives is described in more detail in the DEIR, and the analysis of each alternative includes a general review of the significance of its impacts. The significance of each impact of the proposed project and the significance of each impact of each alternative is detailed in Section 6.5 of the DEIR, Alternatives Comparison and Environmentally Superior Alternative. The results of the analysis are tabulated in the DEIR in Table 51, Summary of Alternatives Impacts Relative to the Proposed Project.

The City as the lead CEQA agency can approve a project that is not determined to be the Environmentally Superior Alternative. However, the rationale for selecting the project must be set forth in the CEQA findings for the project, with specifics provided regarding how the Environmentally Superior Alternative is infeasible (e.g., because it does not achieve most or all of the project's objectives).

Environmentally Superior Alternative

The No Project/No Development Alternative is the Environmentally Superior Alternative because it would avoid or substantially lessen many of the significant, and significant and unavoidable impacts of the proposed project. Further, this alternative results in less building capacity and developed land area than any other alternative; all effects of this alternative would be reduced to a greater extent than for any other alternative. However, the No Project/No Development Alternative would achieve none of the project objectives summarized above and in Section 2.4.1, Statement of Objectives and Section 6.2, Alternatives of the DEIR. For example, this alternative does not provide sufficient land supply to meet employment needs through General Plan buildout, land costs would not be reduced for employment generating development, and economic diversification and expansion would not be improved. (DEIR pp. 6-16 and 6-55)

Feasibility of Alternative 2

The GSA MOU Amendment Alternative largely attains the objectives for the proposed project, though to be reduced degree because less acreage would be available for economically beneficial new development. In particular, the employment generation potential of the proposed project would largely be retained by relocating the Retail building development capacity proposed in Target Area N to Target Area K. This alternative would also improve economic diversification and expansion within the City, though to a lesser degree than the proposed project or alternatives that would allow for a greater overall amount of economically beneficial development. Overall, this alternative would not conflict with the City's ability to attain the other project objectives. (DEIR pp. 6-27) This does not mean, however, that the City Council must consider the alternative to be feasible. As discussed below, staff believes that the alternative would not be fully consistent with certain General Plan policies.

While Alternative 2 would attain the objectives of the proposed Project (though to a reduced degree), the alternative would not avoid significant, or significant and unavoidable environmental effects beyond what is anticipated with the proposed Project. Environmentally, the alternative is not substantially superior to the proposed project or other alternatives that would allow a greater level of development.

The EDE, consistent with the General Plan, emphasizes infill development and identifies multiple opportunity areas concentrated around the Downtown and key commercial corridors. City policies, including much of the Zoning Code, encourage development that is compact, located around transportation corridors, and incorporates a mix of land uses.

Shifting development capacity from Target Area N to Target Area K as outlined in Alternative 2 would be inconsistent with these City policies. Area N is more than 2.5 miles closer to Downtown than Target Area K. Target Area N is surrounded on three sides by existing commercial development and is adjacent to South Main Street with strong transportation connections to Downtown. This area is a natural continuation of an already established commercial corridor, which is walkable. Target Area K, while located close to the freeway, lacks the connectivity to Main Street and due to several physical barriers, including a nearby freeway bridge, creates barriers to walkability. There is much less commercial activity along this part of North Main and therefore a reduced likelihood of drawing from local shoppers. Unfortunately, absent, Target Area N, retail

development in Target Area K will likely attract more shoppers driving a farther distance to services.

In addition, land use policy specifically in the General Plan stated goal is to: “develop a balanced land use pattern that provides a wide range of jobs, housing, shopping, services, and recreation”. This includes ensuring that retail is geographically distributed throughout Salinas. Increased retail in Target Area K above that proposed in the Project would overly concentrate retail land use in North Salinas. Currently, North Salinas has multiple major shopping centers such as Westridge, Harden Ranch, and Northridge Mall, and a new Lowe’s store under construction. While 22.67% of land in North Salinas (Districts, 4, 5 and 6) has a retail designation, only 4.2% land in South Salinas (District 3), where Target Area N is located, has the same designation. By providing opportunity for retail development in South Salinas (Target Area N), the City can ensure a balanced land use pattern with the added benefit of reducing vehicle miles traveled for services and retail leakage by South Salinas residents that shop outside the City because it is more convenient. In short, staff believes that the Council could reasonably conclude that Alternative 2 represents an undesirable policy outcome, and could reject the alternative as infeasible for that reason.

In comparison, Alternative 4 is most consistent with city infill policies in that the change to Target Area V allows for a mix of uses, and with the relocation of the Target Area, has better access to transportation. Retaining Target Area N in its current location as part of Alternative 4 also supports the City policies of development that is compact, near the urban center, and located around transportation corridors for the reasons stated above.

Staff recommends that the City Council find Alternative 2 to be infeasible for the above stated reasons, and reject it as a viable alternative to the Project and Alternative 4.

Feasibility of Alternative 3

With the implementation of Alternative 3, GSA MOU Consistency, the 558 acres of gross land demand within the Target Areas assumed for the proposed project would be reduced by 427 acres, or about 77 percent. The total building capacity of 5,255,959 square feet within the Target Areas would be reduced by 3,824,781 square feet, or about 73 percent, with a correspondingly similar substantial percentage decrease in employment generation potential. Further, the diversity of employment opportunities would be substantially limited, as only retail employment growth opportunity would remain; new employment potential in the industrial and business park sectors would be eliminated. A total of 427 acres that is largely in agricultural use would be retained in that use rather than being converted to urban uses.

Although the GSA MOU Consistency Alternative is the environmentally superior alternative, it would not attain the proposed project objective of providing new land capacity to meet the City’s projected long-term demand for new employment generation needed through General Plan buildout. Only 23 percent of the required land capacity for this purpose is included in this alternative. This alternative may not attain the objective of reducing land costs as it may not provide sufficient land supply to reduce land costs. Further, this alternative does not attain the objective of improving economic diversification because it provides only for additional retail development capacity. Other project objectives would generally be attained.

Staff recommends that the City Council find Alternative 3 to be infeasible for the above stated reasons, and reject it as a viable alternative to the Project and Alternative 4.

Feasibility of Alternative 4: Recommendation to incorporate Alternative 4 into GPA 2013-001

Staff recommends the City Council approve Alternative 4 of the FEIR be incorporated into the GPA 2013-001. As described above, Alternative 4 proposes a land use designation change from Retail to Mixed Use, and a development envelope change that applies only within Target Area V as a basis to avoid and/or substantially lessen site-specific impacts of increasing land supply within the Target Area location as included in the proposed project. All other elements of the proposed Project would remain the same.

Alternative 4 attains the project objectives of employment generation and diversification and does not conflict with ability to achieve project objectives. Alternative 4 is most consistent with City infill policies in that the change to Target Area V allows for a mix of uses, and with the relocation of the Target Area, has better access to transportation. Retaining Target Area N in its current location as part of Alternative 4 also supports the City policies of development that is compact, near the urban center, and located around transportation corridors for the reasons stated above under Alternative 2.

Mixed Use inherently promotes higher density and multiple uses in comparison to the Retail designation of the Project and Alternatives 2 and 3. Mixed Use projects have the potential to generate fewer vehicle trips than projects containing uniform use types such as retail (DEIR p. 6-47). This reduction in vehicle trips, can result in generally lesser greenhouse gas (GHG) and criteria air emissions from mobile sources. (DEIR, p. 6-41). In addition, Alternative 4 substantially lessens the significant impact of the proposed project from conflict with a Williamson Act contract; and it lessens biological resources, hazards and hazardous materials, hydrology and water quality and noise impacts of the proposed project. (DEIR pp. 6-37 to 6-38)

While Alternative 3 is the environmentally superior alternative, relative to Alternative 4, Alternative 3 would not achieve several project objectives such as providing new land capacity to meet the City's projected long-term demand for new employment generation and economic diversification.

Staff recommends that the City Council find Alternative 4 to be feasible for the above stated reasons, and accept it as a viable alternative to the Project.

FINDINGS

Before acting on the adoption of the EDE, the lead CEQA agency, in this case the City Council upon recommendation of the Planning Commission, must make certain determinations or findings. Some of these are related to the CEQA process that was followed, and others pertain to consistency with the 2002 Salinas General Plan. Findings are required for both for the CEQA review process and GPA 2013-001 adopting the EDE.

Certification of EIR

Prior to consideration of GPA 2013-001, the City Council must certify that the City followed the required CEQA process. Attachment 5 outlines the key milestones in preparing Program EIR. A resolution certifying the project's Final Program EIR has been prepared, along with the requisite CEQA findings demonstrating the following:

1. The Project has been reviewed for its environmental effects in compliance with State CEQA Guidelines and local procedures adopted pursuant thereto. This includes the analysis of the Project's potential environmental impacts, identification of mitigation measures and consideration alternatives to lessen or avoid the Project's impacts, while substantially achieving the Project's objectives;
2. State and local agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final EIR and the Project; and
3. It is hereby certified that the City Council has independently reviewed, analyzed and considered the Final EIR and all reports or declarations required by Section 21082.1 of the Public Resources Code, and in the exercise of its independent judgment, finds the FEIR as adequate in compliance with CEQA.

General Plan Consistency Findings

The EDE would be a new element within the City's General Plan. Adopted General Plan elements, whether required or optional, set forth guidance for future development in the City, and actions that the City takes over a wide range of actions, projects, and initiatives. Such actions, projects, and initiatives must comply with the City's General Plan and must be consistent internally and across elements. The City's 2002 General Plan contains seven elements: Land Use, Housing, Conservation/Open Space, Circulation, Safety, Noise, and Community Design. The first six elements are state mandated components of a city's General Plan. The City's Community Design Element is an optional element that addresses actions the City can take to protect its image and identity, preserve and maintain its neighborhoods, and enhance community livability.

The Salinas Zoning Code requires the City Council make the following findings prior to approval of a General Plan Amendment.

- 1) The proposed General Plan Amendment is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan; and
- 2) The proposed General Plan Amendment promotes the public necessity, convenience, and general welfare.

The City has conducted an overall review of the Project's consistency with the 2002 Salinas General Plan. State law does not require precise conformity or an exact match between the project and the applicable general plan. Instead, a finding of consistency requires only that the proposed project be "*compatible with the objectives, policies, general land uses, and programs specified in the applicable [general] plan.*" The courts interpret this provision as requiring that a project be

“in agreement or harmony with the terms of the applicable [general] plan, not in rigid conformity with every detail thereof.

The required findings and an analysis of the consistency of GPA 2013-001 with the General Plan is provided as Exhibit “C” to Attachment 2. Attachment 2 also includes as Exhibit “A” Revised EDE Vol I and II and Exhibit “B:”, a compilation of text amendments to other General Plan elements needed to maintain consistency across the currently adopted General Plan elements. A summary of the consistency analysis is provided below.

Finding: GPA 2013-001, with proposed amendments, is consistent with the goals, policies, programs, and land uses of applicable elements of the 2002 Salinas General Plan.

The Project is considered to be substantially consistent with all of the goals, policies, programs and land uses of applicable elements, especially in light of its focus on:

- promoting a balance land uses to support a diversity of higher paying jobs;
- encouraging the provision of land supply to attract high tech and other diverse businesses that provide higher paying, year round employment;
- supporting the development of a highly skilled workforce;
- encouraging infill development and redevelopment and revitalization within Salinas’ commercial core and corridors;
- encouraging public and private investment in infrastructure to ensure adequate resources to support economic development;
- improving the image and identity of the City through preservation and enhancement of neighborhoods and commercial corridors; and
- providing the public services and facilities to support a high quality of life.

One inconsistency with the existing General Plan has been identified. Land Use Element Policy LU-2.1 reads as follows:

Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the North and East, away from the most productive agricultural land.

Target Areas N, B, and F are located to the south and southeast. These Target Areas are located on productive farmland adjacent to the City. Hence, the EDE would be inconsistent with this policy. One of the general plan amendments consists of a modification of policy LU-2.1 to address this inconsistency. The modification reads as follows with the changes noted in underlined text.

Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the North and East, away from the most productive agricultural land—except for employment generating development within Target Areas identified in the EDE. The EDE Target Areas represent new Future Growth Areas.

With the amendment to General Plan Land Use Policy LU-2.1, the Project is consistent with land uses contained in the 2002 Salinas General Plan.

The proposed growth to the south and southeast is also not consistent with the terms of the 2006 Greater Salinas Area MOU (which is not a part of the City’s General Plan). In 2006, the City and the County adopted the Greater Salinas Area Memorandum of Understanding (GSA MOU) to

allow for annexation and development of specific parcels that are located outside of the Future Growth Areas as illustrated in the General Plan. These areas were not contemplated for annexation and development at the time the General Plan was adopted. These areas include, but are not limited to the "Unikool", Boronda Road, and Fresh Express sites. These are represented in the EDE as Economic Opportunity Areas (EOA) A, M, and the eastern portion of N, respectively.

The EDE includes new development capacity within the Target Areas located in unincorporated areas that has not been previously contemplated by the City or the County. Therefore, the City's interest in amending its SOI to include the Target Areas and to annex one or more of them over time is not addressed in the GSA MOU. As the GSA MOU addresses City and County coordination on planning and development of unincorporated areas adjacent to the City, the City will need to collaborate with the County to amend the GSA MOU to reflect the City's future intention to annex and develop these areas. This is especially true given that the EDE could ultimately pave the way for development that could be inconsistent with the future direction of City growth identified in the GSA MOU. At such time that future development is proposed in the Target Areas, the City and County would also coordinate with LAFCO regarding GSA MOU amendments given LAFCO's discretion over SOI changes and changes of organization, including annexations and associated attachments and detachments from the boundaries of special districts.

Finding: The proposed GPA 2013-001 promotes the public necessity, convenience, and general welfare.

The EDE addresses job retention and expansion by focusing on retaining and expanding existing businesses, diversifying employment opportunities, creating higher paying year-round employment opportunities, attracting new industry and investment, and promoting innovation and entrepreneurship. The Project will deliver significant economic benefits to the City and its residents through the provision of additional land supply to support the creation of approximately 8,981 jobs. There is the potential that the City's chronic high unemployment rate will decline, thereby potentially reducing related social problems.

The creation new jobs has a variety of other co-benefits that lead to improved quality of life. These benefits include enhancing overall economic activity in the City, which leads to increased revenue to fund and maintain City services and facilities such as public safety, parks, recreation centers and libraries and related programs that support a high quality of life. Other benefits include improving community health through crime reduction, improving economic productivity, and decreasing traffic congestion and greenhouse gas emissions by reducing the number of residents that must travel out of the city to find employment.

The City is experiencing significant retail sales leakage to surrounding communities and the region resulting in loss of sales tax revenue. The EDE contains new policies and actions to capture this retail leakage to increase the City's resources to provide the necessary services to enhance residents' quality of life. The EDE addresses the notion that cities need revenue from economic development to improve the quality of life of residents through the provision of government services.

Quality of life is also an important factor in the ability of the City to attract and retain businesses by creating a conducive environment for economic development and recruitment of employees. EDE policies address improving community safety, narrowing social and

economic disparities in the community, improving community access to open space and recreational opportunities, improving community health and reducing health inequities in part by improving access to healthy food and recreational amenities, and ensuring adequate provision of emergency services.

CEQA Findings

When an EIR has been prepared that indicates that approval of the project or plan would result in significant environmental impacts, the lead agency's decisionmaking body documents the environmental review analysis in findings commonly known as CEQA findings. When there are mitigation measures applied to reduce or eliminate potential environmental impacts, the lead agency's decisionmaking body must also adopt a Mitigation Monitoring and Reporting Program (MMRP).

As set forth in the preceding Environmental Review section, the City of Salinas' approval of the Economic Development Element Project will result in significant adverse environmental effects that cannot be avoided even with the adoption of all feasible mitigation measures; and there are no feasible Project alternatives that would mitigate or substantially lessen all of these impacts. Despite the occurrence of these effects, however, the City Council, in accordance with CEQA Guidelines section 15093, may choose to approve the Project because, in the Council's view, the economic, social, and other benefits that the Project will produce will render the significant effects acceptable. The Council must affirm the justification of the Project's benefits in a Statement of Overriding Considerations (SOC).

A SOC has been prepared, and a summary of Project benefits follows:

EDE strategies directly address the City's chronic high unemployment rate, high poverty rate, and low average median income compared to the County and State. The EDE recognizes that economic development is more than creating jobs and generating revenue. Economic development is the foundation of a community's prosperity. Prosperity comes from economic opportunity that promotes educational and employment opportunities that result in wages sufficient to support a high quality of life. Prosperity also comes from the generation of revenue and investment to improve infrastructure and provide public services that support a safe and healthy environment for all residents.

1. The project will substantially expand employment opportunities for local residents.

In 2016, the City's annual job growth rate of 1.4 percent trailed behind the state (1.9 percent) and other regional cities (Hollister, 2.4 percent and Watsonville, 1.8 percent). Historically, the City's chronically high unemployment rate has been 3.0 to 4.0 percent higher than Monterey County and up to 6.0 percent higher than the state unemployment rate (2002 -2012). This rate increases dramatically, by up to 12 percent with the seasonal nature of the agricultural industry, which employs 24 percent of the Salinas' employed population over age 16 years. (U.S. Bureau of Labor Statistics)

The EDE addresses job retention and expansion by focusing on retaining and expanding existing businesses, diversifying employment opportunities, creating higher paying year-round employment opportunities, attracting new industry and investment, and promoting innovation and entrepreneurship. The Project will deliver significant economic benefits to the City and its residents through the provision of additional land supply to support the creation of approximately 8,981 jobs. The projected 1,503 industrial and 3,490 office/business park jobs, based on the industry type, are expected to be year round higher paying jobs. (DEIR, p. 2-49, Table 10) There is the potential that the City's chronic high unemployment rate will decline, likely reducing related social problems.

The creation new jobs have a variety of other co-benefits that lead to improved quality of life. These benefits include enhancing overall economic activity in the City, which leads to increased revenue to fund and maintain city services and facilities such as public safety, parks, recreation centers and libraries and related programs that support a high quality of life. Benefits also include improving community health through crime reduction, improving economic productivity, decreasing traffic congestion and greenhouse gas emissions by reducing the number of residents that must travel out of the city to find employment.

2. The project will help attract economic investment.

Currently, Salinas lags behind the region in private economic investment. This lack of investment can be quantified in terms of the number of building permits pulled and the associated building valuation. For example, from November 2016 to 2017, 598 building permits with a building valuation of \$53,485,548 were pulled in Salinas. This is a fraction, 60 percent, of the private investment in the City of Monterey totaling a valuation of \$87,988,888 (513 permits). This is especially significant considering Salinas (157,218) has more than five times the population of the City of Monterey (28,454). (Jurisdictional permit history recorded by Trakit as of November 22, 2017)

The EDE addresses this imbalance through policies focused on attracting economic investment, by adding land supply to provide more revenue-generating opportunities, promoting the City's positive attributes and amenities; changing negative perceptions of the City as an unsafe destination; creating attractive gateways to the City; targeting opportunities for new retail uses and creating place themed commercial/cultural districts; and attracting new retail development.

3. The project will help improve workforce development.

Lower education attainment levels in the City are correlated to its lower median household income level. The EDE addresses increasing economic opportunity and prosperity through the creation of opportunities for upward mobility. EDE education and workforce development policies focus on creating jobs that benefit the local workforce and on facilitating the ability of the local workforce to obtain the skills needed to meet job requirements of existing and future businesses. It is anticipated that a more skilled workforce would be able to secure higher paying jobs. The anticipated result would be a reduction in the City's high poverty rate of 20 percent, and an increase in the average median income of \$49,840, which is almost \$10,000 less than the County. (American Community Survey (ACS) 2015)

4. The project will help improve neighborhood and commercial areas.

Regarding existing neighborhoods, EDE policies focus on maintaining and enhancing the health of neighborhoods, as the City understands that doing so is an important factor in supporting economic development. Policies address creating incentives for investment in residential neighborhoods, improving the appearance of residential neighborhoods, and empowering citizens to take an active role in neighborhood revitalization. In terms of commercial areas, EDE policies address investment in disinvested commercial corridors and incentivize redevelopment of underperforming neighborhood shopping centers. As stated above, under Consideration 2, there currently is a lack of private investment in the City. It is anticipated that EDE policies will encourage private investment, and provide residents with increased income to improve their quality of life.

5. The project will help improve the quality of life for City residents.

The City is experiencing significant retail leakage to surrounding communities and the region resulting in the loss of sales tax revenue. The 2008 Buxton Retail Leakage and Surplus Analysis estimated that as much as \$250 million in annual retail sales could be recaptured by the City through targeted retail development which offers goods and services now sought from businesses located outside the City. The City's total revenue per capita figures demonstrate the impacts of this leakage. In 2016, Salinas' total revenue per capita was \$752 dollars compared to Monterey at \$2,224 dollars per capita. (California Controller, 2016)

The EDE contains new policies and actions to capture this retail leakage to increase the City's resources to provide the necessary services to enhance residents' quality of life. The EDE addresses the notion that cities need revenue from economic development to improve the quality of life of residents through the provision of government services.

Quality of life is also an important factor in the City's ability to attract and retain businesses. EDE policies address improving community safety, narrowing social and economic disparities in the community, improving community access to open space and recreational opportunities, improving community health and reducing health inequities through access to healthy food and recreational amenities, and the adequate provision of emergency services.

If currently unemployed residents become employed and increase their earnings either through new businesses resulting from infill, or Target Area development, it is expected that their income level and standard of living will improve.

6. The project will revitalize the local infrastructure.

EDE circulation and infrastructure policies and associated implementation actions promote investment in infrastructure systems, including water supply, wastewater and storm drainage conveyance and disposal facilities that are critical to support the desired job-generating economic development.

A resolution adopting the project’s CEQA Findings of Fact, Statement of Overriding, and MMRP, Considerations is provided as Attachment 3. This resolution documents and incorporates the CEQA findings that are based on the environmental review in the Final Program EIR. The CEQA findings include the Statement of Overriding Consideration (SOC), which is provided as Exhibit “A” to the resolution. The MMRP is included as Exhibit “B”.

GENERAL PLAN AMENDMENT APPROVAL PROCESS

Prior to taking action, the City Council should consider the Final Program EIR and GPA 2013-001, and the testimony received prior to and at the public hearing. Following the conclusion of the public hearing, the City Council shall consider approval, modification, or rejection of the three recommended actions stated above. As previously stated, prior to consideration of GPA 2013-001, the Council must certify that the Final Program EIR was prepared in compliance with CEQA. The City Council also has the authority to recommend additional revisions to the Final Program EIR or MMRP. The City Council may also consider modifications to the Project based on the alternatives analyzed in FEIR. Should the Council choose to modify the FEIR and/or Project, staff would be required to prepare CEQA and General Plan consistency findings supporting the modification, and return to the City Council at its December 19, 2017 meeting for Project approval. An affirmative vote of not less than four (4) votes of the City Council’s total membership shall be required for the decision to be final (Salinas Zoning Code, Section 37-60.930, (Ord. No. 2463 (NCS))).

TIME CONSIDERATION:

The proposed project includes requests for General Plan Amendment, which are a legislative acts and are not subject to the Permit Streamlining Act (PSA). That said, time is of the essence, as the EDE has been in process for over four and a half years, and its adoption would allow the City to increase its efforts in a variety of economic development actions and initiatives. In addition, new legislation, SB 1000 from 2016, creates new legal requirements for general plan updates that take effect on January 1, 2018; and these requirements would involve substantial additional work and analysis before these General Plan Amendment could be adopted, which would lead to further delays in the implementation of important economic development activities.

STRATEGIC PLAN INITIATIVE:

The adoption of the Economic Development Element (EDE) is an explicitly stated objective in the City Council Strategic Plan under the goal of Economic Prosperity and Diversity. The EDE provides critical goals, policies and actions to achieve the City’s vision of a prosperous and healthy community defined as jobs, safety, and health. Consistent with many of the objectives in the Strategic Plan, the EDE Land Use policies emphasize infill development, redevelopment (Chinatown and Alisal), and revitalization in the center core (Downtown Vibrancy Plan) and other commercial corridors. In addition, the EDE provides new development capacity to attract larger employment and revenue generating uses vital to ensuring employment needed for our growing population.

FISCAL AND SUSTAINABILITY IMPACT:

The City has dedicated significant resources, over \$750,000 not including staff resources, to the preparation of the EDE, associated general plan amendments and CEQA compliance. The project adoption was fully funded during past fiscal years.

In addition, the City has budgeted for the implementation of the EDE in the annual budget and created multiple related CIPs. It is expected that the City Council will use the EDE to inform the budgetary process in future fiscal years and establish new CIPs for core infrastructure projects to support growth. The extent of the fiscal impact is difficult to determine because City Council will have to allocate resources. It is anticipated that the implementation of the EDE will result in net positive impacts for the City, including increase in sales and property tax revenue and an increase in quality jobs for our residents.

ATTACHMENTS:

1. Proposed City Council Resolution 2017-__(N.C. S.), Certifying the FEIR, including the following exhibits:
 - Exhibit “A” EDE Final Program EIR/Appendices and Draft Program EIR/Appendices [Documents for Public Review & Comment | City of Salinas](#)
2. Proposed City Council Resolution 2017-__(N.C. S.), Adopting GPA 2013-001, including the following exhibits:
 - Exhibit “A” - Economic Development Element Vol I and II with Errata sheet
 - Exhibit “B” - Proposed General Plan Amendment with Errata sheet
 - Exhibit “C” Project Findings
3. Proposed City Council Resolution 2017-__(N.C. S.), adopting CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, including the following exhibits:
 - Exhibit “A” - CEQA Findings including Statement of Overriding Considerations
 - Exhibit “B” - Mitigation Monitoring and Reporting Program
 - Exhibit “C” - Draft Final Program EIR/Appendices and Draft Program EIR/Appendices
4. Summary of EDE development and refinement process
5. Summary of CEQA preparation process milestones