

# **EXHIBIT “C”**

## **PROJECT FINDINGS FOR CONSIDERATION OF ECONOMIC DEVELOPMENT ELEMENT GENERAL PLAN AMENDMENT (GPA 2013-001)**

### **I. PROJECT DESCRIPTION**

The City is proposing the addition of an eighth element to the 2002 Salinas General Plan: the Economic Development Element (EDE). The EDE’s purpose is to provide policy-based guidance for economic development designed to promote the long-term future prosperity of the City and to guide the City as it prepares future General Plan updates. As a comprehensive, strategic planning document, the EDE provides a wide spectrum of economic development programs, projects, policies and implementation actions to achieve the City’s vision of a prosperous and healthy community defined as jobs, safety and health. The Project is the package of general plan text and figure amendments needed to integrate the EDE into the General Plan. The Environmental Impact Report (EIR) prepared for the proposed EDE considered a number of alternatives, as required by the California Environmental Quality Act (CEQA) (Pub. Res. Code Section § 21000 et seq.). The version of the EDE being approved by the City Council is “Alternative 4,” as described in the EIR.

#### **A. Project Location**

Land Use policies in the EDE direct a strong focus on infill development and redevelopment and revitalization within Salinas’ commercial core and corridors to create more job and revenue generating infill development opportunities. The EDE also provides new development capacity to attract larger employment and revenue generating uses that cannot be accommodated by infill development. The EDE includes the proposed development of six (6) identified “Target Areas.” The Target Areas contain a total of 558 acres of land. One of the Target Areas, containing 115 acres, is located within the city limits. The remaining five (5) Target Areas, containing 443 acres, are located outside the City’s Sphere of Influence, but adjacent to it. See Figure LU-3A in Exhibit “B” to **Resolution 2017-\_\_ (N.C.S.)**, Proposed General Plan Amendment with Errata Sheet, herein incorporated by reference.

#### **B. Project Description**

The 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 Exhibit “B” to **Resolution 2017-\_\_ (N.C.S.)**, Proposed General Plan Amendment with Errata Sheet, herein incorporated by reference. The amendments update text and tables to cross-reference the EDE and its support of policies, plans and implementation measures in other elements.

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 sphere of influence (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 future need for improved roadway infrastructure to support economic development within the City and at its outer edges. 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 incentivize the 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.

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. GPA 2013-001 also includes text changes to the Community Design, Housing, Conservation/Open Space, Circulation, and Safety Elements referencing policies in the EDE. The full set of these “integrative” amendments are found in Exhibit “B” to **Resolution 2017-\_\_ (N.C.S.)**, Proposed General Plan Amendment with Errata Sheet, herein incorporated by reference. The most substantive of the amendments are text, figure 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.

## C. Project Objectives

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 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, circulation and 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:

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. Through business expansion and attraction, 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.

## **II. FINDINGS**

The General Plan states the City's vision for the community's future and outlines goals, policies and implementation measures to achieve its vision, and is composed of seven elements including Land Use, Circulation, Community Design, Conservation/Open Space, Safety, Noise and Housing.

The linkages between the EDE and the General Plan are extensive, given that economic development policies and actions address a broad range of issues for which the General Plan also provides policy and implementation direction. Refer to EDE Vol I, Table 1, Related Goals and Policies by Element herein incorporated by reference, for reference to goals and policies in the General Plan that are related to the Economic Development Element topic/issue areas.

The following discussion provides the findings and evidence that the Project, GPA 2013-001, with its proposed amendments, is consistent with the goals, policies, programs, and land uses of applicable elements of the General Plan, and promotes the public necessity, convenience, and general welfare. 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 a 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.” A summary of the consistency analysis is provided below, organized by individual elements of the 2002 Salinas General Plan.

#### **A. General Plan Amendment Findings**

**1. 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.

**(a) Land Use:** The City finds that, with the proposed general plan amendments, the Project is consistent with the Land Use Element of the 2002 Salinas General Plan. Amendments to the 2006 Greater Salinas Area Memorandum of Understanding between the City and County of Monterey will be necessary to ensure Project consistency with this agreement.

**Evidence:** Goal 1 of the Land Use Element addresses managing land use patterns for balanced growth providing a wide range of jobs, housing, shopping, services, and recreation. The EDE utilizes a land use strategy to create economic opportunity through employment and job generating uses. The proposed General Plan Amendment would result in Target Area V being designated as Mixed Use land use designation, which is found in the 2002 Salinas General Plan. Target Areas outside the city limit and sphere of influence would be designated as Future Growth Areas and assigned a land General Industrial Business Park and Retail, which are found in the 2002 Salinas General Plan.

EDE Section 2.1 Land Use, Circulation and Infrastructure outlines goals, policies and actions that support this Goal. A strong focus on infill development and redevelopment and revitalization within Salinas’ commercial core and corridors is outlined in EDE Policies ED-LU-1,2 to 1.4. These policies focus on the implementation of the Downtown Vibrancy Plan and the redevelopment and revitalization of community core areas and corridors including Chinatown, Carr Lake, Alisal Marketplace and East Alisal.

The EDE also provides new development capacity to attract larger employment and revenue generating uses that cannot be accommodated by infill development. 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.

Goal 2 and its associated policies pertain to managing growth to minimize impacts on the community and agricultural lands. 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 shown 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 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 GSA MOU describes the intent of each agency to consider annexation of the subject growth areas and identifies framework conditions under which annexations could be considered. The following excerpt from the Preface of the GSA MOU identifies its general intent:

*"This Memorandum of Understanding (MOU), by and between the County of Monterey (County) and the City of Salinas (City), is to set forth certain agreements between the parties to express their intent to jointly pursue action to assure orderly and appropriate land use development in the area designated in the General Plan of Monterey County as the Greater Salinas Area Plan area and in the City of Salinas. Specific objectives to be achieved through the implementation of the land use and associated policies included in this MOU are the preservation of certain agriculture land, the provision of future growth areas, and the provision of adequate financing for the services and facilities of benefit to the residents of the Greater Salinas Area Plan area and the City."*

With the adoption of the GSA MOU, both the City and the County acknowledged that additional development outside the City's Future Growth Areas would be considered subject to amendment of the City's SOI and annexation of such areas to the City. The GSA MOU also includes a set of points of agreement that govern future annexations and associated development. Among other topics, the points of agreement address the future direction of City growth, agricultural mitigation, traffic impacts, and storm drainage. The GSA MOU states that the direction of future

growth of the City shall be to the north and east of the current city limits, except as otherwise provided for in the GSA MOU.

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 having the Monterey County Local Agency Formation Commission (LAFCO) amend the City's 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.

In addition, EDE implementation action LU-1.7.4 requires agricultural conservation easements, where feasible, to protect the most productive agricultural lands. The location of the five Target Areas is contiguous to existing urban development on two to three sides, which could potentially limit its future productivity.

The Project would result in the loss of 502 acres of farmland. While the EDE FEIR identified mitigation measures AG-1 to AG-4 to address the Project's impacts on agricultural resources, the FEIR determined that such impacts cannot fully be mitigated and are therefore significant and unavoidable. Exhibit "A" to Resolution 2017-\_\_\_\_(N.C.S.) (CEQA Findings of Fact and Statement of Overriding Considerations), which is incorporated by reference herein, describes the City's determination that the benefits of the Project outweigh this effect. Among these benefits is the fact that the Project supports the overall economic stability and economic viability of the city and its residents.

Goal 3 encourages a diverse economy that allows for the continued economic success of the community while not sacrificing its agricultural base. EDE Goal ED-EBG-1 and associated policies and actions recognize the importance of the agricultural industry, and focus on maintaining and enhancing Salinas and the Salinas Valley as a center of agricultural productivity and technological advancement. Associated policies and actions support the development of agricultural cluster supply chain(s), thus ensuring access to resources and services the agricultural industry needs to prosper and expand. Target Area B will provide additional General Industrial land supply needed to provide important services to the agricultural sector, thereby promoting the overall stability and economic viability of the agricultural sector.

Policies under Goal 3 also encourage the provision of land supply to attract high tech and other diverse businesses that provide higher paying, year round employment. Target Area K, with the General Plan land use designation of Business Park, addresses this need of providing competitive land supply.

Goals 4, 5, 6, 7, and 8 and related policies are designed to assure that adequate fire protection, police protection, water service, sewer service, and flood protection services and utilities, respectively, are available to meet/accommodate the needs of new development.

EDE Goal ED-QL-6 and associated policies support Goal 4 through commitment to ensure that Salinas' residents have adequate fires and emergency medical services (EMS) protection services to protect against fire loss and loss of life. EDE QL-1 and associated policies and actions focus on police protection services, strategies, and resources.

EDE infrastructure policies target public investments in water, wastewater and storm drainage infrastructure to ensure adequate resource supply to support job-generating development. Policy EDE-I-3.2 calls for the redesign of existing wastewater and storm drainage infrastructure systems, including broad municipal level wastewater and storm water solutions for water reuse to ensure that outdated infrastructure is upgraded to accommodate existing and future businesses.

Goal 9 and related policies focus on coordination with local school districts and other educational organizations to ensure that the level of public education provided meets community educational needs. Goals, policies, and implementing actions in EDE Section 2.24 (Workforce Development) all promote partnering with local school districts, educational organizations and institutions to increase the educational attainment of residents and to provide training programs and career pathways to support workforce readiness for higher paying jobs in emerging industries of healthcare, computer science and agricultural technology.

Goals 10 and 11 relate to the provision of library services and facilities and the provision and maintenance of a range of community and institutional facilities to meet community needs. An overarching goal of the EDE is to facilitate the development of revenue generating uses that would provide the resources to fund City services and facilities that support quality of life. Action ED-N-3.14 calls for continued planning and funding to develop neighborhood family resource centers and expand the services provided at the City's existing community facilities.

Goal 12 addresses the need to assure the integrity of Salinas Municipal Airport operations. EDE Actions LU-1.9.2 and LU-1.9.3 support the implementation of the Salinas Municipal Airport Plan and the preparation of an economic impact study to assess the benefits of airport development and operations in order to position the Salinas Airport for future grants and subsidies.

**(b) Community Design:** The City finds that the Project is consistent with the 2002 Salinas General Plan Community Design Element.

**Evidence:** Goals 1 and 2 of the Community Design Element and related policies address community identity/image and design that is sensitive to quality of life. Applicable policies address the need for sensitive development design to promote visual quality. Goal 3 promotes pedestrian-friendly, livable environments.

The Community Design Element and the Economic Development Element are interrelated in several ways. Both elements address issues of community identity and safety (e.g. design and function of gateways to the City and crime prevention through community design), revitalization of existing neighborhoods, quality of life, and livability. While the Community Design Element takes a design orientation to these issues, the Economic Development Element stresses the



importance of these issues for attracting economic development and for meeting the needs that support a high quality of life of the City's workforce.

EDE circulation policies support the improvement of non-vehicular connectivity throughout the City and prioritize the enhancement of bicycle and pedestrian facilities in areas that will attract users. (Policy ED-C-2.13). Furthermore, Policy ED-N-2.2 and associated actions focus on improving neighborhood streetscapes to enhance walkability and support a safe and attractive pedestrian environment. Additional goals, policies and implementation actions in support of Community Design Element Goals are found in EDE Land Use, Circulation, and Infrastructure; Retail, Entertainment, and Tourism; Neighborhood and Commercial Areas, and Quality of Life Sections 2.2.1, 2.2.2, 2.2.5, and 2.2.6, respectively.

(c) **Housing:** While the focus of the EDE is the creation of employment and revenue-generating opportunities, it does support Housing Element Goals by focusing policies and implementation actions on encouraging investment in residential neighborhoods to bolster and enhance their long-term social, economic and environmental values for current and future residents and to provide a diverse variety of housing types. (Goal ED-N-1).

(d) **Conservation and Open Space:** The City finds that the Project is consistent with the 2002 Salinas General Plan Conservation and Open Space Element.

**Evidence:** Goals 1 and 2 and associated policies of the Conservation and Open Space Element address the provision of safe and adequate water supply and the need to conserve water. EDE infrastructure policies target public investments in water, wastewater and storm drainage infrastructure to ensure adequate resource supply to support job-generating development. Policy EDE-I-3.2 calls for the redesign of existing wastewater and storm drainage infrastructure systems, including broad municipal level wastewater and storm water solutions for water reuse to ensure that outdated infrastructure is upgraded to accommodate existing and future businesses. Furthermore, EDE Action EGB-2.3.3 directs support of seawater desalination facilities, expanded groundwater recharge, and capture and reuse of storm water and agricultural wash water in Monterey County, if feasible, to obtain new water supplies for Salinas.

Goal 3 and associated policies focus on the need to protect agricultural resources. EDE implementation action LU-1.7.4 requires agricultural conservation easements, where feasible, to protect the most productive agricultural lands. In addition, EDE Goal ED-EBG-1 and associated policies and actions recognize the importance of the agricultural industry, and focus on maintaining and enhancing Salinas and the Salinas Valley as a center of agricultural productivity and technological advancement. Associated policies and actions support the development of agricultural cluster supply chain(s), thus ensuring access to resources and services the agricultural industry needs to prosper and expand.

The Project would result in the loss of 502 acres of farmland. While the EDE FEIR identified mitigation measures AG-1 to AG-4 to address the Project's impacts on agricultural resources, it determined that such impacts cannot fully be mitigated and are therefore significant and unavoidable. ) **Exhibit "A" to Resolution 2017-\_\_\_(N.C.S.)** (CEQA Findings of Fact and Statement of Overriding Considerations), which is incorporated by reference herein, describes the City's determination that the benefits of the Project outweigh this effect. Among these benefits is the fact that the Project supports the overall economic stability and economic viability

of the city and its residents. In addition, Target Area B will provide additional General Industrial land supply needed to provide important services to the agricultural sector, thereby promoting the overall stability and economic viability of the agricultural sector.

Goals 4 and 5 and associated policies address preservation and conservation of cultural and historic resources and biological resources. The FEIR, the biological assessment prepared for the Project, and the technical reports prepared to assess potential cultural and historical resource impacts include information sufficient to conclude that the Project will have less than significant impacts on biological and cultural and historical resources with the adoption of mitigation measures BIO-1 to BIO-8 and CR-1 to CR-5. The FEIR and technical reports are herein incorporated by reference and are on file with the Community Development Department.

Goal 6 and related policies address the need to improve air quality. As described in FEIR the Project's environmental impacts to air quality are less than significant with the adoption of mitigation measure AQ-1. In addition, EDE Land Use Policy ED-LU-1.18 supports improved air quality by directing the adoption of land use policies and decisions that improve environmental quality and reduce resident and worker exposure to toxins and pollution.

Goal 7 pertains to provision of park and recreation facilities. EDE Goals ED-QL-3.1 to ED-QL-3.3 promote the improvement of, and access to, high-quality, well activated parks, green space, and recreational opportunities that enhance quality of life and connectivity to surrounding neighborhoods and business.

Goal 8 addresses energy conservation. EDE Goal ED-EBG-2.1 prioritizes that existing businesses must have access to the resources and services they need to prosper and expand in Salinas. Associated policies and actions include creating locations and seeking to attract investment in the development of alternative energy sources that benefit Salinas with lower cost and more sustainable energy.

(e) **Circulation:** The City finds that the Project is consistent with 2002 Salinas General Plan Circulation Element.

**Evidence:** Goal 1 and related policies of the Circulation Element address a range of key transportation issues. Foremost are policies that the City strive to maintain Level of Service D or better for all intersections and roadways, require that new development demonstrate that adequate circulation conditions will be maintained, require new development to help finance circulation improvements and maintenance of circulation facilities, require that roadways be designed to serve planned development, and encourage actions that reduce vehicle trips.

Potential transportation impacts of the Project have been thoroughly evaluated in DEIR Section 3.15, Transportation and the *Economic Development Element Traffic Impact Analysis Final Draft Report* (TIA). The TIA was prepared by the City's transportation consultant for the Project under the guidance of the City. Information included in the TIA was reviewed in coordination with Caltrans, the County, and the Transportation Agency for Monterey County (TAMC).

Using the City's Traffic Demand Model, the TIA assessed roadway segment Levels of Service on critical facilities within the City's area of influence. The TIA includes analysis of impacts on City road segments that would occur when traffic from buildout of the Target Areas is added to

the 2045 condition without the Project. Seven City Roadway segments are reduced to below acceptable levels of service. Impacted segments include:

- Bernal Drive between N. Main Street and Sherwood Drive/Natividad Road LOS E
- E. Harris Road west of Abbott Street (City segment) LOS F
- Natividad Road between East Bernal Drive and East Laurel Drive LOS F
- Old Stage Road between Natividad Road and Russell Road Extension LOS E
- Russell Road between Van Buren Avenue and San Juan Grade Road LOS F
- San Juan Grade Road between Boronda and Van Buren Avenue LOS E
- W. Laurel Drive between U.S. Highway 101 and Adams Street LOS F

The DEIR further identifies mitigation measures TRANS-1 to TRANS-7 to fund the identified roadway improvements for each of the above roadway segments to reduce the Project's impacts on these City roadway segments to a level that is less than significant and consistent with General Plan Policies. (DEIR, p. 3-265 to 3-270)

The DEIR also includes analysis of impacts on five County and one Caltrans road segments that would occur when traffic from buildout of the Target Areas is added to the 2045 conditions. (DEIR, pp. 3-272 to 3-276) Impacted segments are:

- Alisal Road between E. Alisal Street and Hartnell Road (County) LOS F
- Espinoza Road west of U.S. Highway 101 (Partial/Both) LOS F
- Harris Road west of Abbott Street (County portion outside the city limits) LOS F
- San Juan Grade Road between Hebert Road and Crazy Horse Canyon Road (County) LOS E
- Castroville Road (SR 183) between Espinosa Road and SR 156 (Caltrans) LOS F

Improvements to the five County Road segments and one Caltrans segment impacted are within the jurisdiction and responsibility of the County and/or Caltrans, not the City. The absence of current mitigation programs renders the impacts beyond on these segments significant and unavoidable. Developers of future individual future projects within the Target Areas could mitigate the cumulative impacts of their projects on the impacted County and Caltrans facilities, through the payment of traffic fees identified in applicable traffic fee program(s) designed to mitigate these impacts if such programs were available.

The TIA also includes analysis of impacts on four Caltrans U.S. Highway 101 segments that would occur when traffic from buildout of the Target Areas is added to the 2045 condition. With the Project, the level of service of the following four segments would be below LOS D.

- U.S. Highway 101 between John Street (SR 68) and Market Street
- U.S. Highway 101 between Main Street (SR 183) and Laurel Drive
- U.S. Highway 101 between Laurel Street and Boronda Road
- U.S. Highway 101 between Market Street and Main Street (SR 183)

All four segments are included in TAMC's Regional Development Impact Fee Program. Payment of the regional fee by individual project developers whose projects contribute to impacts on the U.S. Highway 101 corridor is generally considered to be adequate mitigation for impacts of their individual projects on the highway and would be required as a condition of future project approval. (DEIR, pp, 3-277-3-278)

As stated above, significant and unavoidable impacts have been identified. Exhibit "A" to **Resolution 2017-\_\_\_(N.C.S.)** (CEQA Findings of Fact and Statement of Overriding Considerations), which is incorporated by reference herein, includes statements of overriding consideration for these impacts. These impacts are due to uncertainty about whether impacted facilities outside of the City's jurisdiction will be added to either County or Caltrans impact fee programs. If they are, payment of fees by future master developers, and/or individual project developers/users will mitigate the impacts. If they are not, programs to mitigate the impacts will not be available.

Goal 2 and related policies address regional transportation. Relevant policies relate to the City's cooperation with Caltrans on regional transportation issues and promotion of a regional job-housing balance to reduce vehicle miles traveled and congestion on the regional circulation system. EDE Land Use and Circulation Goals and Policies support this Goal and associated policies. The overarching goal of the EDE is the provision of employment opportunities for local residents so that they do not have to travel outside the City, and thus reduce vehicle miles traveled and traffic congestion on the regional roadway network.

EDE Circulation Policy ED-C-2.1 also reduces regional traffic congestion by directing the City to partner with TAMC and Caltrans and other agencies to bring commuter rail service to Salinas from the Bay Area. Policy ED-C-2.7 focuses on supporting a future connection between the Salinas Transit Center and the planned Monterey Peninsula light rail transit service. C-2.12 directs the City to partner with other Salinas Valley cities and the County of Monterey and TAMC to evaluate and, if feasible, implement a Salinas Valley Transportation Improvement District to fund critical transportation infrastructure needs within the County.

Goals 3, 4, and 5 address promotion of public transport, a safe bicycle network, and safe pedestrian routes, respectively. EDE Circulation Policy ED-C-2.2 directs the implementation of Downtown Vibrancy Plan recommendations to improve non-vehicular access to and within the downtown core area. Policy ED-C-2.13 prioritizes the creation and enhancement of transit, bicycle, and pedestrian facilities in areas that will attract users.

**(f) Safety:** The City finds that the Project is consistent with the 2002 Salinas General Plan Safety Element.

**Evidence:** The EDE's vision of a safe and healthy community is achieved through economic opportunity and security. Goal ED-WF-2 of the Safety Element directs the promotion of community safety by providing access to economic opportunities for all workers and households in the community.

Goal 1 states the City is to continue to play a role in the creation and maintenance of a community that resolves its problems in non-violent ways. EDE Goal ED-QL-1 and associated policies and implementation actions focus on improving community safety and taking action to improve perceived and actual safety in Salinas. EDE Goal ED-QL-2 and associated policies and

implementation actions focus on narrowing social and economic disparities to foster a more inclusive community with diversity, social cohesion, civic engagement, and sense of belonging.

Goal 2 and related policies addresses the need to enhance community safety through appropriate design techniques. EDE Policy ED-QL-1.2 and associated implementation actions address increasing safety and reducing crime by regulating the design of the built environment to ensure that the design of public spaces and private developments are conducive to eyes on the street while enhancing the aesthetic appeal and usability of space.

Goal 4 and related policies are intended to minimize hazards to public safety from seismic and geologic events, flooding and other natural hazards. FEIR Sections 3.6, Geology and Soils, and 3.9, Hydrology and Water Quality, contain evaluations of related hazards and found that the Project's environmental impacts to public safety from seismic and geologic events, flooding and other natural hazards to be less than significant.

Goal 5 and related policies focus on improving the community's ability to respond effectively to natural and human-caused emergencies. EDE Goal ED-QL-6 and associated policies ensure that Salinas' residents have adequate fire and EMS projection to ensure a safe and vibrant community with limited fire loss and loss of life.

**(g) Noise:** The City finds that the Project is consistent with the 2002 Salinas General Plan Noise Element, with the exception of traffic noise effects to sensitive uses along two existing roadways.

**Evidence:** Goals 1, 2, and 3 and related policies of the Noise Element address land use compatibility in terms of the noise environment, transportation-related noise sources and non-transportation noise sources. Noise generated by activities from future development related to EDE implementation will be subject to the City's noise standards. FEIR Section 3.10, Noise, analyses potential noise impacts generated by future development in the Target Areas. FEIR Mitigation Measures N-1 to N-3 require that noise analyses be prepared for future projects planned within affected portions of each Target Area and that projects be designed to ensure consistency with General Plan noise exposure standards. This would ensure that the Project's contribution to cumulative noise/land use incompatibility impacts would be less than cumulatively considerable. However, given the scope of the Project and expected noise level increases resulting from project traffic, it may not be feasible to reduce substantial traffic noise increases generated by the Project at all affected receptors. Measures available to reduce the project noise level increases may not be reasonable or feasible in all locations where noise reduction is needed. This impact is significant and unavoidable. (DEIR pp. 3-234) Exhibit "A" to **Resolution 2017- \_\_\_\_ (N.C.S.)** (CEQA Findings of Fact and Statement of Overriding Considerations), which is incorporated by reference herein, includes statements of overriding consideration for these impacts.

**General Plan Implementation Programs:** The City reviewed and considered the consistency of the Project with the Implementation Program for each element of the 2002 Salinas General Plan. The Project is considered to be substantially consistent with all of the implementation program actions, especially in light of its focus on promoting a balance land uses to support a diversity of higher paying jobs; 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.

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

**Evidence:** 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 and library facilities and programs, to support a high quality of life. Improved community health can be achieved through crime reduction, improving economic productivity, and reducing traffic congestion and greenhouse gas emissions by reducing the number of residents who have to travel out of the City to find employment.

The City is experiencing significant leakage to surrounding communities and the region in retail sales and 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, including the provision of government services, infrastructure, etc.

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 in part by improving access to healthy food and recreational amenities, and ensuring adequate provision of emergency services.

In addition, as described in the Final EIR, effects of the Project with potential to adversely affect public health and welfare will largely be avoided or substantially lessened through the Project design and/or implementation of mitigation measures. Exceptions are identified in Exhibit "A" to **Resolution 2017-\_\_\_\_(N.C.S. )** (CEQA Findings of Fact and Statement of Overriding Considerations), which is incorporated by reference herein.