

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

**RESOLUTION CERTIFYING THE FINAL PROGRAM ENVIRONMENTAL IMPACT
REPORT (ER 2018-003) FOR THE WEST AREA SPECIFIC PLAN PROJECT (SPEC
2013-002)**

WHEREAS, Brian Finegan, Esq. (representing multiple property owners and developers) has submitted applications for the West Area Specific Plan project (Project), including requests for Specific Plan, Rezone, and Development Agreement approvals that would permit development of the approximately 797-acre project site shown in Exhibit A, herein incorporated by reference; and

WHEREAS, the City of Salinas (hereinafter “City”), as lead agency under the California Environmental Quality Act (Pub. Res. Act Section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) (collectively “CEQA”) has completed the Final Program Environmental Impact Report (“Final EIR”) [State Clearinghouse No. 2006021072] for the West Area Specific Plan in compliance with CEQA; and

WHEREAS, in accordance with Section 15082 of the CEQA Guidelines, on October 14, 2015, the City released a Notice of Preparation (“NOP”) for the Draft Program Environmental Impact Report (“Draft EIR”), and received comments from nine (9) agencies and commenters in response to the NOP (these comments are included in Appendix A of the Draft EIR, herein incorporated by reference); and

WHEREAS, an EIR public scoping meeting was duly noticed and held on October 29, 2015, to solicit public and agency comments on the scope of the Draft EIR; and

WHEREAS, at the end of the NOP 30-day public comment period, the City received comments from nine (9) agencies and commenters, which are included in Appendix A of the Draft EIR; and

WHEREAS, the Draft EIR and associated technical appendices to the Draft EIR, herein incorporated by reference as Exhibits B and C, were prepared and the City filed a Notice of Completion of the Draft EIR, herein incorporated by reference as Exhibit D, with the California Office of Planning and Research State Clearinghouse on February 27, 2019, which commenced a 45-day state public agency review period ending on April 15, 2019; and

WHEREAS, the City filed a Notice of Availability of the Draft EIR with the Monterey County Clerk on February 27, 2019, which commenced a 45-day local public review period ending on April 15, 2019; and

WHEREAS, the Notice of Availability was also posted at the City of Salinas City Hall, the Salinas Permit Center, the City's two (2) libraries, and on the City's website; and

WHEREAS, the City, in accordance with CEQA Guidelines Section 15088, considered and evaluated ten comments received on the Draft EIR from members of the public, private organizations, and public agencies; and

WHEREAS, the City subsequently prepared the Final EIR, herein incorporated by reference as Exhibit E, which contains the comment letters and written responses to comments addressing the substantive environmental issues received; and

WHEREAS, the City prepared a record of modifications to the Draft EIR made in response to these comments; and

WHEREAS, the complete Final EIR consists of the Draft EIR, comments received on the Draft EIR; written responses to comments that addressed substantive environmental issues; a record of modifications made to the Draft EIR made in response to the substantive comments; appendices to the Draft and Final EIRs; and all documents and resources referenced and incorporated by reference in the Final EIR; and

WHEREAS, On November 27, 2019, the City provided the Final EIR to commenting agencies, thereby satisfying the City's obligations under Public Resources Code section 21092.5, subdivision (a); and

WHEREAS, on December 4, 2019 the Planning Commission held a duly noticed and agendized public hearing to consider the Final EIR (ER 2018-003); the proposed West Area Specific Plan (SPEC 2013-002); Rezone (RZ 2019-001); and the proposed Development Agreement (DA 2019-001); and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the staff report which is on file at the Community Development Department, together with the record of environmental review including the Draft EIR, public comments on said document and responses thereto, the Final EIR (all of which were made publicly available consistent with state law prior to the Planning Commission's public hearing and consideration of a recommendation on the Project to the City Council), and evidence and public testimony presented at the public hearing; and

WHEREAS, the Planning Commission reviewed and considered all of the extensive information contained therein prior to making recommendations to the City Council; and

WHEREAS, the Planning Commission voted 7-0 to recommend that the City Council Certify the Final EIR, approving Resolution No. 2019-18; and

WHEREAS, the City Council must first certify the Final EIR as adequately prepared in compliance with CEQA before considering Project approval; and

WHEREAS, on December 17, 2019 the City Council held a duly noticed and agendized public hearing to consider the Final EIR (ER 2018-003); the proposed West Area Specific Plan (SPEC 2013-002); Rezone (RZ 2019-001); and the proposed Development Agreement (DA 2019-001); and

WHEREAS, the City Council weighed the evidence presented at said public hearing, including the staff report which is on file at the Community Development Department, together with the record of environmental review including the Draft EIR, public comments on said document and responses thereto, the Final EIR (all of which were made publicly available consistent with state law prior to the City Council's public hearing and consideration of the Project), and evidence and public testimony presented at the public hearing; and

WHEREAS, notice of time and place of hearing for recommending certification of the Final EIR and recommending approval of the Project to the City Council was given in the manner prescribed by the City; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby finds and determines the following:

1. The foregoing recitals and the information contained in the Exhibits are true and correct and are included herein by reference as findings.
2. The Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and local procedures adopted pursuant thereto.
3. It is hereby certified that the City Council has reviewed the Final EIR prepared for the Project, as well as all staff reports pertaining to the Project, and all other pertinent documents relating to the preparation of the Final EIR, including the Draft EIR and all comments received thereon.
4. 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.

5. The City Council further finds that the Final EIR is legally sufficient not just with respect to the proposed project as set forth in the document, but also with respect to the alternatives discussed therein.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Salinas City Council approves this Resolution certifying the Final Program Environmental Impact Report [State Clearinghouse No. 2006021072] for the West Area Specific Plan (2013-002).

PASSED AND APPROVED this 17th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Salinas City Council, that said Resolution was passed and adopted by the affirmative and majority vote of said City Council at a meeting held on December 17, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

APPROVED:

Joe Gunter, Mayor



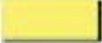

ATTEST:

Patricia M. Barajas, City Clerk

List of Exhibits (Incorporated by Reference):

- Exhibit A Project Site Location Map
- Exhibit B Draft Program Environmental Impact Report ([link](#))
- Exhibit C Draft Program Environmental Impact Report Technical Appendices ([link](#))
- Exhibit D Notice of Completion
- Exhibit E Final Program Environmental Impact Report ([link](#))

Exhibit A Project Site Location Map

-  Proposed West Area Specific Plan
-  Proposed Central Area Specific Plan
-  Proposed East Area Specific Plan
-  Approved Gateway Center Specific Plan

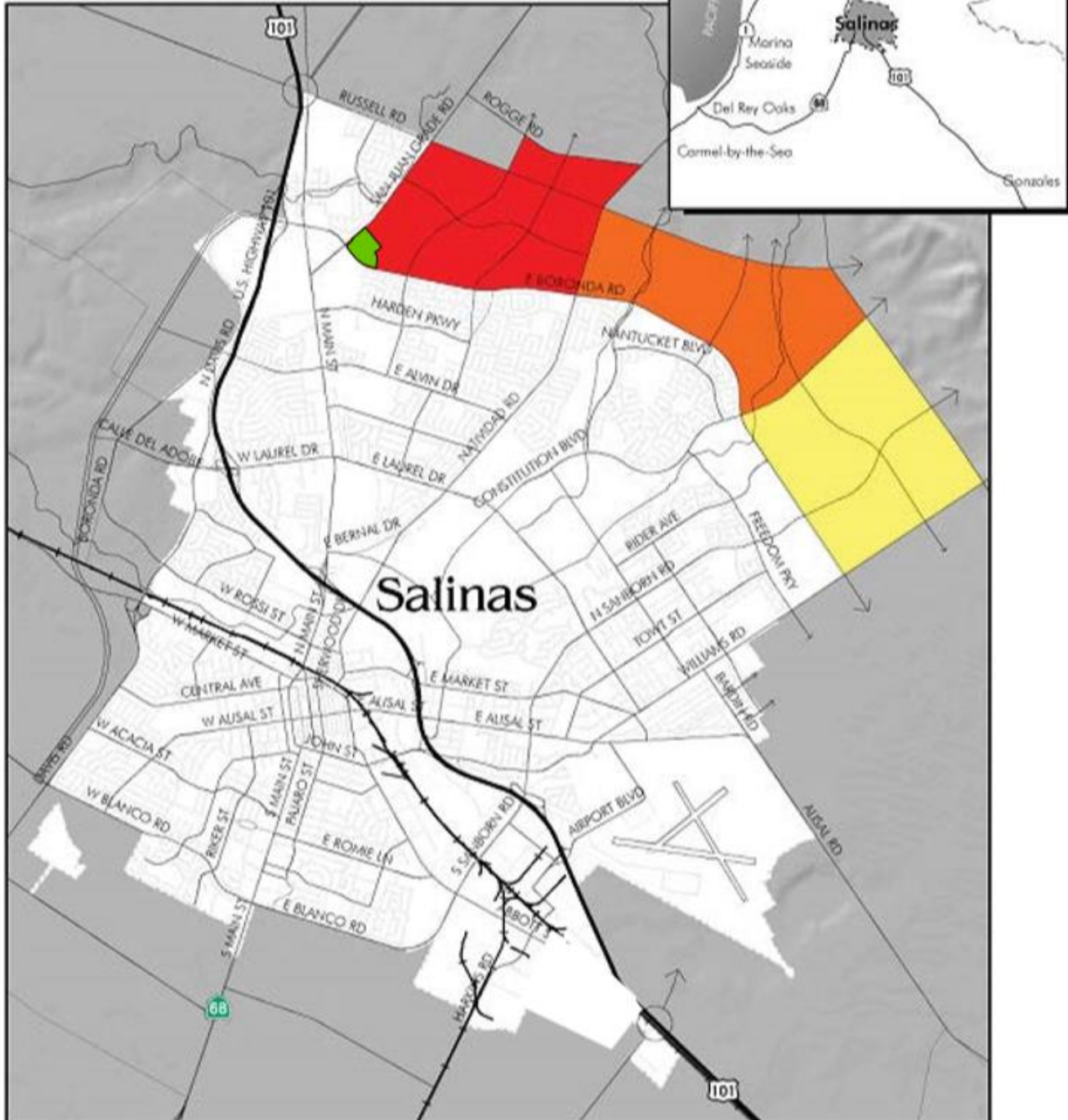


Exhibit B Draft Environmental Impact Report

https://www.cityofsalinas.org/sites/default/files/volume_i_west_area_specific_plan_public_draft_final_1.pdf

Exhibit C Draft Environmental Impact Report Technical Appendices

https://www.cityofsalinas.org/sites/default/files/volume_ii_appendices_west_area_specific_plan_public_draft_eir_web_0.pdf

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2006021072**Project Title:** West Area Specific Plan

Lead Agency: City of Salinas

Contact Person: Jill Miller, Senior Planner

Mailing Address: 65 West Alisal Street, 2nd Floor

Phone: 831-758-7206

City: Salinas

Zip: 93901

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Salinas

Cross Streets: San Juan Grade Road and East Boronda Road

Zip Code: 93901

Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ' 18 " N / 121 ° 38 ' 16 " W Total Acres: 797

Assessor's Parcel No.: several

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: U.S. 101

Waterways: _____

Airports: _____

Railways: _____

Schools: several

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 4340 Acres 480☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 571,500

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☒ Educational: 1 HS, 1 MS, 3 Elem schools☐ Waste Treatment: Type _____

MGD _____

☒ Recreational: 49 acres of parks☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

GP= Mixed Use, Res Low, Res Medium, Res High, Public/Semipublic, Open Space and Park. Zoning= New Urbanism Interim

Project Description: (please use a separate page if necessary)

An application for adoption of a Specific Plan and rezoning of the Specific Plan Area from New Urbanism Interim (NI) with a Specific Plan Overlay, to Neighborhood Edge (NE)/Low Density Residential, Neighborhood General 1 (NG-1)/Medium Density Residential, Neighborhood General 2 (NG-2)/High Density Residential, Village Center (VC), Public/Semipublic (PS), Parks (P), and Open Space (OS), with the applicable Specific Plan Overlay District. The West Area Specific Plan will provide for up to 4,340 new dwelling units, 571, 500 sq.ft. of commercial floor area, 5 schools, parks and associated infrastructure.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 5	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 3
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 22, 2019 Ending Date April 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncoast Lane, Suite 106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Steve McMurtry, Principal
Phone: 916-580-9818

Applicant: Harrod Construction Company
Address: 365 Victor Street, Suite #S
City/State/Zip: Salinas, CA 93907
Phone: 831-758-4368

Signature of Lead Agency Representative: _____

Date: 2-14-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Exhibit E Final Program Environmental Impact Report (link)

<https://salinas.legistar.com/View.ashx?M=F&ID=7930583&GUID=47D41C7D-A7FF-43B2-AD0A-81EE780CE223>