



CITY OF SALINAS
TRAFFIC & TRANSPORTATION COMMISSION STAFF

DATE: JUNE 10, 2021

DEPARTMENT: PUBLIC WORKS, TRANSPORTATION & TRAFFIC DIVISION

FROM: ANDREW EASTERLING, TRAFFIC ENGINEER

TITLE: CARR LAKE RESTORATION AND PARK DEVELOPMENT AT
618 SHERWOOD DRIVE INITIAL STUDY-MITIGATED
NEGATIVE DECLARATION

RECOMMENDED MOTION:

A motion recommending:

- 1) the approval of the Carr Lake Restoration and Park Development at 618 Sherwood Drive Initial Study-Mitigated Negative Declaration, based on the transportation and traffic findings, and;
- 2) the General Plan Amendment 2020-001 (GPA 2020-001); Request to amend the General Plan Land Use and Circulation Policy Map by modifying the Bernal Street and Kern Street future extensions.

RECOMMENDATION:

Recommended that the Traffic and Transportation Commission consider recommending:

- 1) the approval of the Carr Lake Restoration and Park Development at 618 Sherwood Drive Initial Study-Mitigated Negative Declaration, based on the transportation and traffic findings, and;
- 2) the General Plan Amendment 2020-001 (GPA 2020-001); Request to amend the General Plan Land Use and Circulation Policy Map by modifying the Bernal Street and Kern Street future extensions.

EXECUTIVE SUMMARY:

The Big Sur Land Trust is proposing to establish and construct a new park and recreational facility located on 73 acres at 618 Sherwood Drive in the Agricultural - Flood Overlay (A-F) Zoning District. The proposed project would require amending the General Plan Circulation Element to modify the alignment of the Bernal Street and Kern Street future extensions. The project has one potentially significant transportation impact unless mitigation is incorporated. The project is responsible for installing a raised median on Sherwood drive as shown in the "Road Alignment and Driveway Study" to mitigate increased hazards. Additionally, to maintain consistency with the existing General Plan the project cannot build structures within the alternative proposed alignment of the Bernal Road Extension.

BACKGROUND:

The Traffic and Transportation Commission will consider ONLY the Transportation and Traffic findings. The Salinas Planning Commission will review and provide comments on land use, design, and other CEQA considerations specific to their responsibilities and duties in making their recommendations to City Council. Comments and recommendations provided by the Traffic and Transportation Commission will be received and forwarded to the Planning Commission and City Council.

Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration was prepared for the Carr Lake Restoration and Park Development Project. The proposed project will feature open space, walking paths, playground, picnic tables, benches, play courts, skate spot, restrooms, and a dog play area. Primary access to the proposed park will be via La Posada Drive, with secondary access from Sherwood Drive. The project proposes 61 off-street parking spaces on-site and a bus drop-off area. Two (2) existing agricultural storage buildings are proposed for removal as a part of this project. A third approximately 4,000 square-foot agricultural storage building will be removed and replaced with a new structure utilizing a similar building footprint. The design for the new structure will be determined at a later date. The new structure will be used as community serving spaces such as educational programming, community meetings, office space, equipment storage, and/or offer additional restroom facilities.

As part of the Initial Study a Road Alignment and Driveway Study was prepared by Hexagon Transportation Consultants, dated September 11, 2020. The Road Alignment and Driveway Study propose an alternate alignment of the City's General Plan future roads, the Bernal Drive and Constitution extensions. Additionally, the study evaluated the site access and circulation of the proposed Carr Lake Restoration and Park Development Project.

The Salinas General Plan (2002) identified future improvements to the roadway network, which included the extensions of Bernal Drive and Constitution Boulevard. The General Plan's proposed extension of these roadways would cut through the proposed project site. In order to minimize the effect on the proposed project, while achieving the General Plan's goals, the applicant developed an alternate road alignment. The proposed project site, the General Plan roadway extensions, and the alternate road alignment are shown on Figure 1 in the Road Alignment and Driveway Study. In order to maintain consistency with the General Plan, the project is required to restrict construction of structures or parking lots within the alternative proposed alignment of the Bernal Road Extension.

The proposed project site would include a parking lot off Sherwood Drive and a parking lot off La Posada Drive. The Sherwood Drive parking lot is shown to include two driveways. It is recommended that the Sherwood Drive parking lot operate with a one-way, counterclockwise traffic flow. To accomplish this, the western driveway should be inbound only and the eastern driveway should be outbound only. The site plan includes angled parking spaces in the Sherwood Drive parking lot which would help facilitate the counterclockwise traffic flow. Due to the traffic volumes on Sherwood Drive, it is likely that left turn vehicles at the Sherwood Drive driveways would experience significant delays. Therefore, it is required that left turn in and out movements at the Sherwood Drive driveways be restricted by a raised median. A conceptual plan for a raised

median on Sherwood Drive is provided as Attachment 3 in the Road Alignment and Driveway Study.

The proposed project could have a significant effect on transportation, but will not have a significant effect in this case because the traffic mitigation measure made by or agreed to by the applicant will avoid or mitigate the effects to a point where no significant effects will occur. Furthermore, there is no substantial evidence before the Traffic and Transportation Commission that the proposed project, as revised, would have a significant effect on the environment. Staff recommends that the Traffic and Transportation Commission consider recommending:

- (1) the approval of the Carr Lake Restoration and Park Development at 618 Sherwood Drive Initial Study-Mitigated Negative Declaration, based on the Traffic Impact Analysis, and the General Plan Amendment 2020-001 (GPA 2020-001); and
- (2) Request to amend the General Plan Land Use and Circulation Policy Map by modifying the Bernal Street and Kern Street future extensions.

CEQA CONSIDERATION:

The City of Salinas has determined that an Initial Study/Mitigated Negative Declaration is required for the Carr Lake Restoration and Park Development Project pursuant to the requirements of the California Environmental Quality Act (CEQA).

The City is currently soliciting comments on the content of the Initial Study/Mitigated Negative Declaration from interested persons and organizations concerned with the project in accordance with State CEQA Guidelines Section 15087. As previously noted, the public review period for the CEQA document is May 28, 2021 to June 28, 2021. More information on the Initial Study/Mitigated Negative Declaration can be found at <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review>

STRATEGIC PLAN INITIATIVE:

Responsible consideration of development projects supports the City Council Strategic Plan goal of New Revenue.

DEPARTMENTAL COORDINATION:

This project is being coordinated through the Community Development Department, with support from the Department of Public Works.

FISCAL AND SUSTAINABILITY IMPACT:

There is no direct fiscal impact. Staff notes the extensions of Bernal Drive and Constitution Boulevard are General Plan projects financed by the City's Traffic Fee Ordinance (TFO). The realignment of these roads, which results in additional centerline miles of required road may result in higher project costs and increased TFO contributions.

ATTACHMENTS:

Attachment 1: Carr Lake Initial Study

Attachment 2: Carr Lake MND

Attachment 3: Road Alignment and Driveway Study for Carr Lake Restoration and Park Development Project