

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

**RESOLUTION BY THE SALINAS CITY COUNCIL ADOPTING A MITIGATED
NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING
PROGRAM AND APPROVING AN AMENDMENT TO THE SALINAS GENERAL
PLAN TO CHANGE THE GENERAL PLAN DESIGNATION OF SIX (6) SITES
(GPA 2021-002 RELATED TO RZ 2021-002)**

WHEREAS, on November 16, 2021, the Salinas City Council held a duly noticed public hearing to consider General Plan Amendment 2021-002 and related Rezone 2021-002 as described in more detail below:

1. General Plan Amendment 2021-002 (GPA 2021-002) changes the General Plan Land Use designation of six (6) sites from Public/Semipublic (PS) or Commercial Retail (CR) to Mixed Use (MX). The location of the six (6) sites are more particularly describes as follows:
 - a. ITC, northwest corner of North Main Street and West Market Street.
 - b. Parking Lot 12, northwest corner of Lincoln Avenue and West Gabilan Street located at 122 Lincoln Avenue.
 - c. Parking Lot 8, southeast corner of Lincoln Avenue and West Gabilan Street located at 210 Salinas Street.
 - d. Parking Lot 1, Salinas Street between West Alisal Street and West Gabilan Street, mid-block located at 219 Salinas Street.
 - e. Parking Lot 5, southwest corner of Monterey Street and East Alisal Street located at 300 Monterey Street.
 - f. Permit Center and Parking Garage, 65 West Alisal Street between Lincoln Avenue and Salinas Street.
2. The related Rezone 2021-002 (RZ 2021-002) changes the zoning designation of the same six (6) sites referenced above from Public/Semipublic (PS) or Commercial Retail (CR) to Mixed Use (MX) to align with General Plan Amendment 2021-002 (GPA 2021-002) expands the Downtown Core (DC) Overlay District to include the Intermodal Transportation Center (ITC).

WHEREAS, the City, in accordance with requirements of CEQA and the CEQA Guidelines prepared an Initial Study Mitigated Negative Declaration, for General Plan Amendment 2021-002 herein incorporated by reference and included as Exhibit “1”; and

WHEREAS, the City completed and filed a Notice of Intent to Adopt a Mitigated Negative Declaration with the Monterey County Clerk on July 23, 2021 which commenced a 30-day local public review period starting on July 19, 2021 and ended on August 18, 2021; mailed a Notice of Public Hearing to all property owners located within 300-feet the project sites on July 19, 2021; and posted the Notice of Intent to Adopt a Mitigated Negative Declaration in locations throughout the City of Salinas City Hall and administrative offices on July 19, 2021; and

WHEREAS, the City mailed the Mitigated Negative Declaration to the State Clearinghouse

on July 19, 2021, which commenced a 30-day local public review period starting on July 19, 2021 and ending on August 18, 2021 (SCH Number 2021070387); and

WHEREAS, on October 20, 2021, the Salinas Planning Commission, held a duly noticed public hearing to consider GPA 2021-002 and related RZ 2021-002; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared for the proposed GPA 2021-02 and RZ 2021-02 and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, considered the staff report, determined that positive findings could be established for approval of the General Plan Amendment 2021-002 (GPA 2021-002), and adopted Resolution No. 2020-21 recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve GPA 2021-02 and related RZ 2021-002; and

WHEREAS, on November 16, 2021, the City Council weighed the evidence presented at the public hearing, including the staff presentation and the Staff Report which is on file at the Salinas City Clerk's Office and the Community Development Department, and all public testimony and documentary evidence introduced and received at the public hearing, together with the record of environmental review including the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council that the Council hereby approves a resolution:

- a. Adopting the proposed Mitigated Negative Declaration;
- b. Adopting the Mitigated Monitoring and Reporting Program (MMRP) contained in Exhibit "2";
- c. Approving General Plan Amendment 2021-002; and
- d. Adopting the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration:

The City Council hereby finds that a Mitigated Negative Declaration has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Council finds that there is no substantial evidence that the Amendments will have a significant effect on the environment as the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program reduce future project related impacts to less than significant level (see Exhibit "2" of attachment 1) and that the Mitigated Negative Declaration reflects the Council's independent judgment and analysis. On this basis, the

City Council adopts the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project (see Exhibit “2”). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies on July 19, 2021 and posted at the County Clerk’s Office on July 23, 2021; the deadline for comments was August 18, 2021. The State Clearinghouse received the document on July 19, 2021; the deadline for Clearinghouse comments was August 18, 2021 (SCH Number 2021070387).

Public comments were received from interested parties (the Ohlone/Costanoan-Esselen Nation) and separate public agencies (Monterey County Housing & Community Development, Monterey-Salinas Transit (MST), and LandWatch Monterey) during the comment period as described below:

1. Comments received via email from Louise J. Miranda Ramirez, Tribal Chairwoman of the Ohlone/Costanoan-Esselen Nation, on October 15, 2020 stating that because the project includes a General Plan Amendment that they have a 90-day response time for consultation.

Staff Response: As stated in Page 12 of the Initial Study, the required tribal consultation pursuant per CEQA prior to circulation of the IS-MND was conducted on October 16, 2020 via Zoom. The IS-MND was drafted and transmitted for 30-day public review pursuant to CEQA from July 19, 2021 to August 18, 2021. The Ohlone/Costanoan-Esselen Nation was provided a copy of the IS-MND as a part of the routing for public review.

2. Comments received via email from Erik Lundquist, Director of Housing & Community Development for Monterey County, on July 29, 2021 stating that the County had received a hard copy of the Notice of Intent to Adopt a Mitigated Negative Declaration for the referenced project. In an effort to provide Salinas with consistent and sufficient feedback from the County, please submit your environmental documents to the Planning Clearinghouse at clearinghouse@co.monterey.ca.us for distribution. A completed transmittal form (attached). Also, the IS/MND does not appear to be posted on the City’s website at the link provided. Would you direct the County to the site where these documents may be found?

Staff Response: Staff replied on July 29, 2021 and provided the IS-MND to the email provided by Mr. Lundquist (clearinghouse@co.monterey.ca.us) and also, provided the web link to the City webpage where the IS-MND was posted for public review.

3. Comments received via email with letter (attached) from Sloan Thomas Campi, Planning Manager with Monterey-Salinas Transit (MST) dated August 16, 2021.

MST supports the proposed project because TOD projects encourage compact development of mixed uses that are supported by public transit. MST's Salinas Transit Center is in close proximity, and walkable, to the City's proposed lots for rezone. The project would support the City's Vision Zero initiative by encouraging mixed-use development that can take advantage of existing transit services. With high density and walkable communities, the City will be reducing greenhouse gas emissions and helping to spur increased transit usage.

Staff Response: Not Required.

4. Comments received via email from Janet Brennan with LandWatch Monterey County, on August 24, 2021 stating that they plan on supporting the project if it was not too late to support and if MND and project schedule could be emailed.

Staff Response: Staff responded to LandWatch Monterey County via email on August 24, 2021.

5. Comments received via email with letter (attached) from Michael D. DeLapa, Executive director for LandWatch Monterey County dated September 9, 2021. LandWatch supports the proposed project. The Project would comply with or exceed plans, policies, regulations and GHG reduction actions/strategies outlined in AMBAG's 2040 MTP/SCS, the 2017 Scoping Plan, and the City of Salinas General Plan. Consistency with these plans would therefore reduce the project's incremental contribution of GHG emissions.

Staff response: Not Required.

General Plan Amendment 2021-002:

- 1. That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.***

The proposed Amendment is consistent with 2002 Salinas General Plan Policies. The proposed General Plan Amendment would change the existing designation for the project sites and amend the General Plan Land Use and Circulation Policy Map to align with the proposed rezoning of each site to Mixed Use (MX). The Amendment would be consistent with the General Plan land use designation of the adjacent sites of each subject site. The proposed "Mixed Use" land designation for all six (6) sites is consistent with General Plan Goal H-1, by providing a range of housing opportunities to adequately address existing and projected housing needs to Salinas. The project also complies with General Plan Policy H-1.3, by identifying adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City. In addition, the project complies with General Plan Goal H-2, by maintaining and improving existing neighborhoods and housing stock and complies with General Plan Policy H-2.6, by encouraging the retention, rehabilitation and new construction of high-density, well-designed housing in the Central City and other targeted areas, as discussed in the Land Use and Community Design Element.

- 2. That the proposed General Plan Amendment promotes the public necessity, convenience,***

and general welfare.

The General Plan Amendment promotes the public necessity, convenience, and general welfare because the proposal will create additional housing and commercial spaces that encourage walkability in the downtown center for the City of Salinas.

PASSED AND APPROVED this 16th day of November 2021, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED

Kimbley Craig
Mayor

APPROVED AS FORM:

Christopher A. Callihan
City Attorney

ATTEST

Patricia Barajas
City Clerk

Attachments:

- Exhibit 1: Initial Study/Mitigated Negative Declaration (ISMND), dated August 2021
- Exhibit 2: Mitigation Monitoring and Reporting Program
- Exhibit 3: Proposed General Plan Amendment 2021-002 and Rezone 2021-002 Map