City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
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1. BACKGROUND

Project Name: General Plan Amendment 2020-001, Rezone 2020-001, and Site Plan Review 2020-006

Project Location: 618 Sherwood Drive in the Agricultural – Flood Overlay (A-F) Zoning District

Assessor Parcel Numbers: 003-212-016-000, 003-212-007-000, 003-212-015-000, 003-821-033-000, 261-191-001-000, and 261-191-007-000

☒ **See Attached Vicinity Map**

Current Land Use: Agricultural

Surrounding Land Uses/Zoning Districts:

North:	Agricultural and Residential/Agricultural – Flood Overlay (A-F), Residential-High Density 2.1 – Flood Overlay (R-H-2.1-F), and Residential-High Density 2.1 (R-H-2.1)
South:	Agricultural/Agricultural – Flood Overlay (A-F)
East:	Agricultural/Agricultural – Flood Overlay (A-F)
West:	Agricultural and Residential/Agricultural – Flood Overlay (A-F), Residential-Medium Density (R-M-2.9) and Residential-High Density – Flood Overlay (R-H-2.1-F)

Lead Agency Contact Person: Thomas Wiles, Senior Planner
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Location and Existing Setting:

Project Description: Request to establish and construct a new Park and Recreational Facilities use located on 73 acres at 618 Sherwood Drive in the Agricultural – Flood Overlay (A – F) Zoning District. The proposed project consists of three (3) separate applications:

1. General Plan Amendment 2020-001 (GPA 2020-001); A request to amend the General Plan Map to revise the circulation system to modify the Bernal Street and Kern Street/Constitution Boulevard future extensions;

2. Rezone 2020-001 (RZ 2020-001); A request to rezone six (6) parcels consisting of

73 acres from “Agricultural – Flood Overlay” to “Parks – Flood Overlay”; and

3. Site Plan Review 2020-006 (SPR 2020-006); A request to construct a new Park and Recreational facility to be located on the 73-acre site located at the above referenced address.

The General Plan and Rezone applications will require a recommendation by the Planning Commission and final consideration by the City Council. The Site Plan Review is an administrative application which requires approval of both the General Plan Amendment and Rezone prior to approval.

The Applicant (Big Sur Land Trust), purchased the project site with intent of creating a new park within the City of Salinas. The proposed project includes the following elements:

1. A new neighborhood park with a variety of amenities and recreational opportunities that will benefit the community; and

2. Restoration of the land to a riparian, freshwater marsh, and upland habitat, which offers access to a natural environment for the community.

The project proposes the following objectives:

1. Create a six (6) acre neighborhood park that offers a variety of amenities and recreational opportunities;

2. Restore and enhance the remaining 67-acres of land to improve wetland and riparian fish and wildlife habitat with public and maintenance access via trails;

3. Improve water quality through enhancement of natural physical and biological processes and constructed stormwater treatment green infrastructure; and

4. Maintain or improve flood conveyance and capacity.

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.

The project is proposing limited fencing at the site perimeter and on-site lighting for parking areas and the primary path through the park. Two (2) residential homes adjacent to the project site will remain and are not included as a part of the proposed project.

Construction of the proposed project (both the neighborhood park and restoration area) will require excavation and fill placement (approximately 180,000 cubic yards of cut and 34,000 cubic yards of fill). A small portion of net fill will be used to create micro-topography throughout the project site and to elevate public access trails in the restoration area. There are limited options for use of the remaining excavated soil (approximately 146,000 cubic yards) on site because most of the site is within a designated FEMA floodway and fill placement will need to be strategically considered to ensure FEMA standards are met and that flood conveyance is maintained.

There are several options for placement of the excess excavated soils. The applicant has identified three local receiver sites in the Carr Lake basin that are located outside the FEMA-designated floodway to accept this excavated soil (Source G7, Attachment 57, Areas of Potential Soil Placement). These receiver sites are owned by the Higashi family and are being actively farmed. To support the ongoing farming and agricultural productivity of the receiver sites, the existing topsoil from the cut locations within the applicant's project site will be stockpiled for use as topsoil in the final fill location(s). If using the local receiver sites is not feasible or practical, the applicant may off-haul some or all the excavated soils to another location.

Environmental Factors Potentially Affected:

- ☒ Aesthetics
- ☒ Agricultural Resources
- ☒ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☐ Energy
- ☐ Geology/Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☒ Transportation
- ☒ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

2. CHECKLIST

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, *would the proposal:*					A1, A2, A3, A5, A6, A7, A8, A13
(a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐	
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐	
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐	
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	

Discussion

(a-b) The site is not located adjacent to or near a scenic vista or scenic highway.

(c) The project is not expected to degrade scenic resources nor degrade the visual character of the area. The proposed project would restore and enhance 67-acres of land to improve wetland and riparian fish and wildlife habitat with public and maintenance access via trails. In addition, the remaining six (6) acres of the 73-acre project site would become a neighborhood park for recreational activities. The proposed project would restore the site from its existing agricultural use to riparian and park habitat (See Biological Resources section of this Initial Study for further discussion regarding riparian habitat).

Proposed structures would be limited to two (2) restroom structures and a new structure to replace an existing metal agricultural storage building. The proposed structures would be required by the Site Plan Review (SPR) to conform with the Park Design Guidelines pursuant to Zoning Code Section 37-30.370 (Park). In addition, the SPR will require the submittal of a colors and materials board (8 ½" X 11" maximum size and no greater than ½" in thickness) to the Community Development Department for review and approval. Pursuant to Zoning Code Section 37-30.340, the project would comply with the purposes of the Park Zoning District by establishing and maintaining a park area in the City of Salinas for recreational opportunities. It would also assist in preventing incompatible development in areas that should be preserved or regulated for scenic recreational, conservation, aesthetic, or health and safety purposes. In addition, the project will be required to provide adequate lighting for CPTED (Crime Prevention through Environmental Design) for security purposes and the requirements of the attached Police Department Memorandum dated July 24, 2020 (Source A13, Attachment 56).

(d) Development of the project could create additional light and glare. However, compliance with the City's lighting standards will reduce any impact to less than significant. Mitigation will ensure that light and glare would not adversely affect day or nighttime views in the area and would reduce impacts to less than significant. (For further discussion of lighting impacts with regards to Biological Resources, see Biological Resources Section of this Initial Study.)

Mitigation

AES-1 Prior to issuance of any future Building Permits, the Applicant, or successor in interest, shall submit a photometric lighting plan for review and approval by the Community Development Department demonstrating compliance with City Standards (Source A3) with regards to light and glare.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
2. AGRICULTURAL RESOURCES. *Would the proposal:*					A1, A2, A3, A6, A7, A8
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☒	☐	☐	
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☒	☐	☐	☐	
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☒	☐	☐	☐	
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐	☐	
(e) Involve other changes in the existing	☐	☒	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					

Discussion

(a-e) The project site is a currently being used for Agricultural uses and is designated as Park by the 2002 Salinas General Plan. The project site is located in the Agricultural – Flood Overlay (A-F) zoning district, and farming activities are located on and near the site. The proposed Rezone application would change the zoning designation from Agricultural – Flood Overlay to Parks – Flood Overlay (P-F). The project site is located in an agricultural in-fill area which is surrounded by the City of Salinas and is adjacent to urban development on the north, west, and south.

According to the California Important Farmland Finder from the California Department of Conservation, the project site is located on Prime Farmland. The project site is proposed be converted to a non-agricultural use as a recreational park and to riparian and wetland habitat. As stated above, the site is designated in the General Plan as Park and has been intended to be converted to a Park and Recreational facility at a future date. Impacts to Agricultural resources will be minimized because the subject property has previously been designated as a Park by the Salinas General Plan, the proposed conversion of a non-agricultural use will not be for urban development, but for additional parkland, riparian, and wetland habitat to serve the people for Salinas, the project site is located within a flood-plain and is not suitable for development without major changes to the environment, and it is located within the City of Salinas (see Biological Resources Section below for further discussion). Per Zoning Code Section 37-50.220(c), because the project site is located adjacent to agricultural activities, an Notice of a Right to Farm shall be recorded prior to issuance of a building permit.

The proposed project complies with “AG-4” of Resolution No. 19422 (City of Salinas Agricultural Land Preservation Program) by implementing General Plan Policy COS-10, which requires the City to encourage the provision and

maintenance of buffers, such as roadways, topographic features, and open space to prevent incompatibilities between agricultural and non-agricultural land uses. The proposed Park and Recreational use and habitat restoration area will provide a buffer area between existing agricultural and non-agricultural uses.

Mitigation

AG-1. Prior to issuance of any future building permits, the Applicant or successor in interest, shall record a Notice of Right to Farm on the project site. Recordation of the Notice of Right to Farm shall be coordinated with the Public Works Department.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
3. AIR QUALITY. *Would the proposal:*					A1, A2, A3, A6, A7, A8, B1, B2
(a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐	
(b) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐	
(c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐	

a-c) Salinas lies within the North Central Coast Air Basin, which meets the federal standard for ozone levels but falls short of the higher State standards for ozone

and PM10. Ozone is the primary constituent of smog and is formed in the atmosphere via a chemical reaction involving nitrogen oxides (NOx), volatile organic gases (VOC), and sunlight. The primary sources are motor vehicles, organic solvents, pesticides, and industry. The Monterey Bay Air Resources District (MBARD) oversees various air quality regulations and programs.

MBARD Board of Directors adopted the 2012-2015 Air Quality Management Plan in March 2017 which represents the latest edition of the 2012 Triennial Plan, which addresses NOx and reactive organic gasses (ROG) emissions as precursors to ozone. The air quality impact generated by the project is expected to be less than significant, because it will create less than a significant number of vehicle trips.

The revised CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008 (Source B1), stipulate maximum thresholds for air quality as follows:

a) Emit less than 137 lb/day of VOC's or NOx;
b) Directly emit less than 550 lb/day of CO or will not cause a violation of CO ambient air quality standards (AAQS) at existing or reasonably foreseeable receptors;
c) Not significantly impact traffic levels of service or will not cause a violation of CO or contribute 550 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
d) Directly emit less than 82 lb/day of PM10 on-site or will not cause a violation of particulate matter, ten-micron diameter (PM10) AAQS or contribute 82 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
e) Not indirectly generate PM10 along unpaved roads or will not cause a violation of PM10 AAQS or contribute 82 lb/day to an existing projected violation at existing or reasonably foreseeable receptors;
f) Directly emit less than 150 lb/day of sulfur oxide (SOx) or will not cause a violation of sulfur dioxide (SO2) AAQS at existing or reasonably foreseeable receptors.

d) Objectionable odors are unlikely to be produced by the project because no odor generating activities will occur within the proposed Park and Recreational Facilities project.

Mitigation

AQ-1 During construction, the applicant or successor in interest shall:
a) Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day.

b) Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways.
c) Prohibit all grading activities whenever wind speeds exceed 15 mph.
d) Maintain a minimum of two feet for freeboard for all haul trucks.
e) Cover all trucks hauling dirt, sand, or loose materials.
f) Cover inactive storage piles.
g) Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement.
h) Place gravel base near site entrances to clean tires prior to entering public roadways.

AQ-2 Prior to issuance of any grading permit and/or building permit, the Applicant or successor in interest shall consult with the Monterey Bay Air Resources District regarding the potential need for a diesel health risk assessment and shall mitigate diesel impacts to a less than significant level in accordance with the Air District requirements.

AQ-3 All applicable permits from the Monterey Bay Air Resources District shall be obtained for building demolition and construction.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
4. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*					A1, A2, A3, A6, A7, A8, B5
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and	☐	☐	☒	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
Wildlife Service?					
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service	☐	☐	☒	☐	
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐	
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐	
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
local, regional, or state habitat conservation plan?					

Discussion

(a-f) The site is located on an agriculture property within the A - F (Agricultural – Flood Overlay) Zoning District. The project includes a proposed rezone of the project site from Agricultural – Flood Overlay (A-F) to Parks – Flood Overlay (P-F). The proposed project is to convert the project site from existing agricultural fields into public open space. The project site is currently dominated by agricultural fields (row crops) and is periodically disturbed by agricultural activities such as clearing, mowing, and use of farm equipment. Hospital Ditch runs along the northwest boundary of the project site. Gabilan Creek runs along the northeast and eastern portion of the project site and Natividad Creek runs along the southern portion. Due to past farming operations on-site, there is limited native flora or fauna on the project site. On-site vegetation is dominated by non-native plant species. Because of past agricultural operations on-site, wildlife is primarily limited to foraging animals such as birds, ground squirrels, and hares.

A biotic report titled “Carr Lake Restoration Project – City of Salinas”, done by Biotic Resources Group dated April 9, 2021 (Source A9, Attachment 47), provides an overview of the biotic resources on-site, such as on-site plant communities, sensitive biotic resources, and identifying measures to avoid or minimize these impacts. Per the biotic report, some portions of the project site are expected to fall under the jurisdiction of the following agencies;

1. California Department of Fish and Wildlife (CDFW)
2. Regional Water Quality Control Board (RWQCB); and
3. US Army Corps of Engineers (USACE)
4. US Fish and Wildlife Service (USFWS)

A copy of this environmental document has been routed to all of the above referenced agencies for review. In addition, per the attached Mitigation Measures for Biological Resources as shown below, prior to construction, all necessary permits from each of the above referenced agencies and from the City of Salinas shall be required.

Salinas 2002 General Plan Policy COS-17 requires a 100-foot setback between development and creeks (measured from top-of-bank or outer edge of the riparian woodland, whichever is greater). Encroachment into the 100-foot creek setback may be considered pursuant to General Plan Policy COS-17 Implementation Program if the encroachment will not have a significant adverse impact on the riparian and wetland resources because the mitigation measures will achieve a comparable or better level of mitigation than the 100-foot setback or the property is located adjacent to a reclamation ditch and no riparian or wetland resources are identified outside the ditch. A portion of the project site is located within the setback areas of Gabilan Creek, Hospital Ditch, and Natividad Creek and the project complies with setback restrictions.

Per the Biotic Report, two (2) plant species of concern that are listed by State resources have the potential to be located on the project site; Alkali Milkvetch and Congdon's Tarplant. However, per the report neither species were documented on the project site, nor are they expected on-site due to past agricultural operations and lack of suitable habitat. No impacts are expected to occur to special status plant species and no mitigation is required.

In addition, the Biotic Report evaluated the following special status animal species: California Red-Legged Frog, Steelhead and Chinook Salmon, California Tiger Salamander, Western Pond Turtle, and Burrowing Owl and found that these species may occasionally occur on-site, but only marginal habitat is present due to past agricultural operations, low stream flows during migration, degraded water quality conditions downstream, and periodic channel clearing. The project has the potential to impact special status animal species and to result in the taking of State and Federally listed wildlife species. However, habitat conditions will be improved for the species identified above resulting from the project. Mitigation Measure BIO-3 will reduce impacts to a less than significant level and ensure compliance with the state and federal Endangered Species Acts.

Per the Biotic Report, development of the proposed project will have few impacts on native habitats, because of past agricultural operations on-site. Per the Concept Restoration Plan as referenced in the above document, the graded channel and adjacent low-elevation floodplain of Gabilan Creek and Hospital Ditch will be inundated during most winter storm events and will have varying amounts of sediment deposition. This will be conducive to early successional wetland and riparian plant species. Restoration of the project site will establish wetland and riparian plant species along sections of the newly-created creek channels to create marsh and riparian habitat, and allow additional species from upstream waters. Woody riparian trees and shrubs will not be planted, but it is expected that trees such as willows will become established on the project site. The Restoration Plan identifies over 20-acres of wetlands and wet riparian scrub

(19.5-acres of freshwater emergent wetlands and 1.10-acres of freshwater scrub), which is greater than the existing approximately 0.37 of existing wetlands.

Due to restoration work, there will be an impact to Gabilan Creek, because restoration work will re-align and widen the existing creek channel. There will be a minor impact to Hospital Ditch to direct flows from this creek onto the restoration site. However, after completion of the proposed project, there will be a net gain in open water, wetland and riparian habitat, improving conditions for native vegetation and special status species. In addition, restoration actions will create riparian scrub and riparian woodland, two habitat types that are not currently on the project site. The proposed restoration plan also includes creation of seasonal wetlands and grasslands, which is a habitat that also does not currently occur on the project site. Grading during re-alignment of the channels for habitat restoration will impact wetland marsh and herbaceous riparian vegetation that exists within Gabilan Creek and Hospital Ditch. The restoration project will impact approximately 2,660 linear feet of channel. Assuming the entire length of the channel also supports herbaceous riparian/wetland vegetation (approximately six (6) feet wide), up to 15,990 square-feet (0.37-acres) of herbaceous riparian/wetland could be affected by the project. Mitigation Measure BIO-1 will reduce impacts to a less than significant level.

There could be temporary significant impacts to nesting birds if construction occurs during the breeding season. However, Mitigation Measure BIO-2 will reduce impacts to a less than significant level. In addition, impacts to the existing agricultural areas were not deemed to be a significant impact to biological resources as these habitats were not found to support special status species. Per the biotic report, the project site will not conflict with a Habitat Conservation Plan, or other habitat plan.

<u>Mitigation</u>

BIO-1 The following measures shall be implemented to protect adjacent retained herbaceous riparian/wetlands and downstream waters from inadvertent impacts during construction and to mitigate for impacts to on-site wetland and riparian resources temporarily impacted by the project:

a. Prior to construction, obtain all necessary permits from regulating agencies, such as the US Army Corps of Engineers (USACE), California Department of Fish and Game (CDFW), Regional Water Quality Control Board (RWQCB), and City of Salinas;
b. Install temporary construction fencing at the edge of the construction area to prevent inadvertent impacts to herbaceous riparian/wetlands located outside the project area. This fencing should remain in-place

until all project construction is complete;

c. Install erosion control measures/construction Best Management Practices (BMP's) during construction to prevent any inadvertent impacts to downstream sections of Gabilan Creek, Hospital Ditch, or nearby Natividad Creek. Such measures shall include use of silt fencing, straw wattles, and seeding/revegetation of disturbed area with a native erosion control seed mix prior to the onset of the winter rainy season;
d. Implement features of the Restoration Plan that pertain to the restored creeks, including erosion control seeding, planting of native wetland species, and allowing recruitment of other native wetland and riparian plant species. Monitor plan implementation and success of revegetation for a five (5) year period after construction;
e. Control occurrences of invasive, non-native plant species. Monitor removal and control measures for a five (5) year period after construction;
f. All refueling, maintenance, and staging of equipment and vehicles will occur at least 100-feet from any riparian habitat or water body, unless protective spill measures are implemented;
g. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. These areas shall be outside of the riparian/wetland areas;
h. To control erosion during and after project implementation, the Applicant or successor-in-interest shall implement BMP's, as may be identified by the RWQCB; and
i. Restore areas of temporary impacts with an appropriate assemblage of native riparian, wetland, and upland vegetation suitable for the areas of temporary impacts.

BIO-2 To avoid impacts to migratory birds and raptors that may be present in the project area, it is preferable that ground disturbance (including stripping, vegetation removal, grading, and excavation) shall be scheduled for the period of September 1 to February 1 of any given year.

If project activities during the nesting season (February 1 through September 1) of protected raptors and other avian species are unavoidable and are scheduled during the nesting season, a focused survey for active nests of such birds shall be conducted by qualified biologist within three (3) days prior to the beginning of project activities. Surveys shall be conducted in all suitable habitat located at project work sites, in staging, storage and soil stockpile areas, and along transportation routes. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptor such as accipiter's; and iii)

1,000 feet for larger raptors such as buteos. Surveys shall be conducted at the appropriate times of day, and during appropriate nesting times and shall concentrate on areas of suitable habitat. If a lapse in project activities of seven (7) days or longer occurs, another focused nesting bird survey will be required before project activities can be reinitiated. If nesting birds are identified during pre-construction surveys, an appropriate buffer shall be imposed within which no construction activities or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed or abandoned to comply with the Fish and Game Code (FGC) of California and the federal Migratory Bird Treaty Act (MBTA) of 1918. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, as determined by the qualified biologist, or until after September 1 (when young are assumed fledged).

BIO-3 The following measures shall be implemented to avoid, minimize, and mitigate for impacts to special status wildlife species during project construction:

a. Prior to construction, obtain all necessary permits and authorizations from CDFW, Service and NMFS.
b. Implement all avoidance and minimization measures as outlined by regulating agencies;
c. The following measures shall be implemented to avoid, minimize, and mitigate potential impacts to listed California red-legged frog and California tiger-salamander (listed species):
    1. At least 30 days prior to the onset of activities, the Applicant or Project Proponent shall submit the name(s) and credentials of qualified biologists to the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). The Applicant or Project Proponent shall submit the name(s) and credentials of the biologists who would conduct activities specified in the following measures. No project activities shall begin until proponents have received written approval from the USFWS and CDFW that the biologist(s) is qualified to conduct the work.
    2. A USFWS and CDFW-approved biologist shall survey the work site no more than 48-hours before the onset of activities. If species are found, the approved biologist shall relocate the animals to any area of suitable habitat either upstream or downstream and well away from the project work area. Only USFWS and CDFW approved biologists shall participate in activities associated with the capture, handling, and moving of listed species.

3. Before any activities begin on a project, a USFWS and CDFW-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of listed species and its habitat, the importance of the species and its habitat, general measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.
4. A USFWS and CDFW-approved biologist shall be present at the work site until such time as all removal of the listed species, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor on-site compliance with all minimization measures. The USFWS and CDFW-approved biologist shall ensure that this individual receives training outlined in above No. 3 of Mitigation Measure BIO-3 and in the identification of California red-legged frogs and California tiger salamander. The monitor and the USFWS and CDFW-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by the United States Army Corps of Engineers (USACE) and USFWS during review of the proposed action. If work is stopped, the USACE and USFWS shall be notified immediately by the USFWS and CDFW-approved biologist or on-site biological monitor.
5. During project activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
6. All refueling, maintenance, and staging of equipment and vehicles shall occur at least 20 meters from any riparian habitat or water body. The permittee shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the permittee shall prepare a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.
7. A USFWS and CDFW-approved biologist shall ensure that the spread or introduction of invasive exotic plant species shall be avoided to the maximum extent possible. When practicable, invasive exotic plants in the project areas shall be removed.
8. Project sites shall be revegetated with an appropriate assemblage of native riparian, wetland, and upland vegetation suitable for the

area. A species list and restoration and monitoring plan shall be included with the project proposal for review and approval by the USFWS and USACE. Such a plan must include, but not be limited to, location of the restoration, species to be used, restoration techniques, time of the year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved.

9. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside of riparian and wetland areas.
10. Work activities shall occur during periods specified by the above listed permitted agencies.
11. To control erosion during and after project implementation, the Applicant shall implement best management practices, as may be identified by RWQCB.
12. Where the work site is to be temporarily dewatered by pumping, intakes shall be completely screened with wire mesh not larger than five (5) millimeters (mm) to prevent the listed species from entering the pump system. Water shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, any barriers to flow shall be removed in a manner that would allow flow to resume with the least disturbance to the substrate.

d. The following measures shall be implemented to avoid and minimize potential impacts to steelhead and chinook salmon (listed species).
    1. During construction, a USFWS or National Marine Fisheries Service (NMFS)-approved biologist shall remove from within the project area, any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes that are encountered.
    2. A dewatering structure shall be installed and water will be directed away from the instream work area through a minimum 10-inch diameter pipe. Water will be diverted downstream into a reach of creek below the work area. The project's engineering plans will identify the diversion structure, cross-section diagram, diversion pipe location, and dewatering plan details.
    3. Dewatering activities may require the temporary relocation of fish and larval or neotonic salamanders. In case any fish are found on the project site, the following measures will be implemented to minimize potential fish mortality during relocation activities:
        a. Block nets will be placed at the upper and lower extent of the diversions to ensure that salmonids upstream and downstream do not enter the areas proposed for dewatering.

Keep the intake/inlet screened for the duration of construction to prevent fish passage into the diversion pipe.

b. If electrofishing techniques are utilized during fish relocation activities, activities will comply with NMFS' Backpack Electrofishing Guidelines (June 2000) available at http://www.fwspubs.org/doi/suppl/10.3996/112016-JFWM-083/suppl_file/fwma-08-01-30_reference+s02.pdf.
c. Field supervisors and crew members must have appropriate training and experience with electrofishing techniques. Training for field supervisors can be acquired from programs such as those offered from the U.S. Fish and Wildlife Service – National Conservation Training Center (Principles and Techniques of Electrofishing course).
d. A crew leader having at least 100 hours of electrofishing experience in the field using similar equipment must train the crew. The crew leader's experience must be documented and available for confirmation; such documentation may be in the form of a logbook.
e. Electrofishing may not be performed if water temperatures exceed 18-Celsius, or could reasonably be expected to rise above this temperature during the activities.
f. At least one (1) assistant shall aid the biologist during the electrofishing by netting stunned fish and other aquatic vertebrates.
g. Each electrofishing session must start with all equipment settings (voltage, pulse width, and pulse rate) set to the minimums needed to capture fish. These setting should be gradually increased only to the point where fish are immobilized and captured, and not allowed to exceed the specified maxima: Voltage = 100V (Initial) – 400V (Max); Pulse width = 500 mS (Initial) – 5 mS (Max); Pulse rate = 30 Hz (Initial) – 70 Hz (Max).
h. A minimum of three (3) passes with the electrofisher will be utilized to ensure maximum capture probability of salmonids within the area proposed for dewatering, unless the number of fish captured in the second pass is less than 10-percnt of the first pass. In that case, two (2) passes are adequate. If fish are present on any pass, a minimum of 20 minutes will separate the beginning of each pass through the project reach to allow time for fish that are not captured to become susceptible to the electrofishing again.
i. All captured fish will be held in water with temperatures not greater than ambient in-stream temperatures. If cooling is uses, water temperatures will be maintained not more than

three (3) degrees Celsius less than ambient in-stream temperatures. All captured fish will be held in well-oxygenated water, with a dissolved oxygen level of not less than seven (7) parts per million.

j. Prior to release, the following information shall be recorded: 1) list fish species, 2) visual determination of age, 3) describe injuries and fatalities by age class, 4) document successfully relocated fish by age class for each relocation site, and 5) document date and time of release of fish to each relocation site.

k. Fish shall be subject to the minimum handling and holding times required. All captured fish will be allowed to recover from electrofishing and other capture gear before being returned to the stream. All captured fish will be processed and released prior to any subsequent electrofishing pass or netting effort.

l. All captured fish will be released in the best available habitat in closest proximity to the work area, preferably upstream of the block nets to facilitate redistribution into dewatered areas following construction activities.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
5. CULTURAL RESOURCES. *Would the proposal:*					A1, A2, A3, A6, A7, A8, A10, G1, G2. G3
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section §15064.5	☒	☐	☐	☐	
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	☒	☐	☐	☐	
(c) Disturb any human remains, including those interred outside of formal	☐	☐	☒	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
cemeteries?					

Discussion

(a-c) Per a "Cultural Resource Assessment" dated February 2021 prepared by Albion Environmental Incorporated (Source A10, Attachment 48), a pedestrian study conducted in January 2021 failed to yield evidence of historic-era cultural resources within the project area that could be considered historical resources under the California Environmental Quality Act (CEQA). Per the above referenced assessment, the development of the project site will not cause an adverse effect to a historical resource and no further archaeological studies are warranted under CEQA.

Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the environment.

On September 3, 2020, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a consultation request on the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation.

On October 15, 2020, the Ohlone/Costanoan-Esselen Nation (OCEN) requested a consultation on the project, which was done on October 16, 2020. On October 20, 2020, OCEN provided a letter stating concern with the proposed project site and recommending that an OCEN Tribal Monitor be located on-site during construction (Source G3). The proposed project site has previously been disturbed through the grading for past agricultural operations. As stated earlier and as required by Mitigation Measure CU-1 below, pursuant to Public

Resources Code (Section 21083.2), in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the cultural resources and this will address OCEN's comments. In addition, the above referenced "Cultural Resource Assessment" also recommends that a qualified archaeologist and a representative from the local Native American community monitor some of the initial ground-disturbing activities associated with the development project. Therefore, Mitigation Measure CU-2 below will require a qualified archaeologist and a representative from an applicable Tribal Cultural Nation to monitor initial ground-disturbing activities associated with project elements located in the traditional park area (the historic lake shoreline) in a manner outlined in the Archaeology Monitoring Plan, to be developed prior to construction. The cost of all related monitoring shall be covered by the Applicant or successor-in-interest.

On September 2, 2020, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response dated September 24, 2020, CHRIS has no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommends an archaeological study prior to commencement of project activities and tribal consultation, which as stated above have both occurred. To address archaeological concerns, Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

The above referenced CHRIS comments dated September 24, 2020 state that there are no recorded or listed historic buildings or structures within the project area. The CHRIS comments also state that the 1947 and revised 1984 United State Geological Survey (USGS) Salinas 7.5' quad shows four (4) structures on-site. The CHRIS comments recommend that prior to commencement of the project, a qualified professional familiar with the architecture and history of Monterey County conduct a formal CEQA evaluation. The 1989 City Historical and Architectural Survey (Source A5) and 2016 City Historical and Architectural Survey (Source A6) confirm that none of the structures on this property are historic, which aligns with the CHRIS findings and satisfies their recommendations for a professional analysis.

Mitigation

CU-1 In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

CU-2 A qualified archaeologist and a representative from an applicable Tribal Cultural Nation shall monitor initial ground-disturbing activities associated with project elements located in the traditional park area (the historic lake shoreline) in a manner outlined in the Archaeology Monitoring Plan, to be developed prior to construction. The cost of all related monitoring shall be covered by the Applicant or successor-in-interest.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
6. ENERGY. *Would the proposal:*					G1
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐	
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐	

Discussion

(a-b) The proposed project would be located on an agricultural site located within the City of Salinas. The proposed Park and Recreational facility use would not result in any potentially significant environmental impact due to inefficient or unnecessary consumption of energy resources during project construction or operation. In addition, the proposed project would not obstruct any state or local plan for renewable energy or energy efficiency.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
7. GEOLOGY/SOILS. *Would the proposal result in or expose people to potential impacts involving:*					A1, A2, A3, A6, A7, A8, G4, G7
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☒	☐	☐	☐	
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐	
(ii) Strong seismic ground shaking?	☒	☐	☐	☐	
(iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	
(iv) Landslides?	☒	☐	☐	☐	
(b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐	
(c) Be located on a geologic	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐	
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☒	☐	☐	☐	
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐	

Discussion

a (i-iv) As shown on the Seismic Hazards Map for the Greater Salinas Planning Area (Figure 5.10-1 of the Salinas General Plan Final EIR), the site is located within the Low Seismic Hazard Zone. The proposed project will be subject to the most recent, adopted edition of the California Building Code as a part of the building permit process to ensure that adequate seismic design is provided.

(b-f) Construction of the proposed Park and Recreational Facilities use is not expected to induce substantial changes to the topography or to the soil conditions as a result of excavation or grading. The project site is currently an

agricultural use, which will become a new Park and Recreational Facility use. Per a Geotechnical Report for the proposed project from Kleinfelder dated March 2, 2020 (Source G4, Attachment 50), the proposed project is geotechnically feasible provided the recommendations presented in the report are incorporated into the project design and construction. The recommendations include that construction of the proposed project would be subject to the most recent version of the California Building Code as a part of the building permit process to ensure adequate geologic stability. The project site is basically flat and is currently an agricultural use.

To further evaluate any potential impacts, a soils report will be required as part of the building permit process for any on-site structures to determine the possible presence of expansive soils. Results and conclusions of the report would be incorporated into the final project design.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
8. GREENHOUSE GAS EMISSIONS. *Would the project:*					A1, A2, A3, A8
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐	
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐	

Discussion

(a) The proposed project will not generate, either directly or indirectly, greenhouse gas emissions causing a significant impact on the environment.

(b) The proposed project will not conflict with any other applicable plans, policies, or regulations adopted for the purposes of reducing the emissions of greenhouse gases including:

- Assembly Bill 32, which requires the state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 to be achieved by 2020.

- Senate Bill 375, which requires the state board, working in consultation with the metropolitan planning organizations, to provide each affected region with greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 by September 30, 2010.

- At the time the City of Salinas General Plan 2002 was adopted, the issue of greenhouse gas emissions and the need to combat it in general plans had not risen to a critical level of concern. Nevertheless, the City adopted numerous goals and policies with the intent of improving development sustainability. These goals and policies have both direct and indirect benefits in terms of reducing GHG emissions. Important overall land use/urban design related themes in the General Plan that serve this purpose include:

    i. Increasing density and intensity of development to promote more compact development and reuse/revitalization,
    ii. Facilitating in-fill development as a means to promote compact development, and
    iii. Promoting mixed-use development and a compact city core, emphasizing Traditional Neighborhood Development (TND) design, walkable neighborhoods, and transit-oriented development, especially in new growth areas.

- The City of Salinas Final Supplemental EIR for the Salinas General Plan Program EIR 2007 (Supplemental EIR) provides specific mitigation for future development, but mostly for larger scale projects.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
9. HAZARDS & HAZARDOUS MATERIALS. *Would the proposal:*					A1, A2, A3, A6, A7, A8, C1, G6
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐	
(b) Create a significant hazard to the public or the environment through reasonably forseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐	
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐	
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
hazard or excessive noise for people residing or working in the project area?					
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐	

Discussion

(a-b) The proposed project is not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of materials. The proposal is to construct and operate a Park and Recreational Facilities use. Compliance with local, state, and federal requirements would ensure that the hazards to the public are reduced to a level of insignificance.

(c) The site is located on existing agricultural land located at 618 Sherwood Drive [(see also above discussion (a-b)], which is proposed to be changed into a park and recreation facilities use and will not emit nor require the handling of hazardous materials. The closest school to the project site is the Salinas Union High School District Property, which is located adjacent to the south. Per the attached "Human Health Screening Evaluation for Proposed Carr Lake Restoration and Park Development, Salinas, CA.", from ToxRisk Consulting, LLC dated November 22, 2019 (Source G6, Attachment 51), exposure to Organochlorine Pesticides (OCP's), Lead, and Arsenic at the project site does not pose a hazard.

(d) The site is not known to be included on a list of hazardous materials sites.

(e) The site is not located within an airport land use plan area. The project site is not located within the vicinity of a private airstrip, and the site is not located within the

Airport Area of Influence per Figure LU-11 of the Salinas General Plan. The site is located approximately two (2) miles from the end of the runway (9-26) of the Salinas Municipal Airport and would not create a hazard to persons residing or working in the project area. See Section 13(c) below for further discussion of airport operations.

(f) The project will not interfere with an adopted emergency response plan or emergency evacuation plan.

(g) The project will not expose people or structures to risk of loss, injury or death involving wildland fires, because the site is an infill agricultural property and no wildlands are located nearby.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
10. HYDROLOGY AND WATER QUALITY. *Would the proposal:*					A1, A2, A3, A6, A7, A8, A9, G5, G7
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐	
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐	
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
river, or through the addition of impervious surfaces in a manner which would:					
i. Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐	
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐	
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plans?	☒	☐	☐	☐	
(f) With regards to NPDES compliance:					
(i) Potential impact of project construction on storm water runoff?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
(ii) Potential impact of project post-construction activity on storm water runoff?	☒	☐	☐	☐	
(iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☒	☐	☐	☐	
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☒	☐	☐	☐	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☒	☐	☐	☐	
(vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	☒	☐	☐	☐	
(viii) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	☒	☐	☐	☐	
(ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater run-on?	☒	☐	☐	☐	
(x) Could the proposed project result in significant alteration of receiving water quality during or following construction?	☒	☐	☐	☐	
(xi) Could the proposed	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
project result in increased impervious surfaces and associated increased urban runoff?					
(xii) Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in urban runoff flow rates and/or volumes?	☒	☐	☐	☐	
(xiii) Could the proposed project result in increased erosion downstream?	☒	☐	☐	☐	
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	☒	☐	☐	☐	
(xv) Is the project tributary to an already impaired water body, as listed on the CWA Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☒	☐	☐	☐	
(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	☒	☐	☐	☐	
(xviii) Could the proposed project cause of contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☒	☐	☐	
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	☐	☒	☐	☐	
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	☐	☒	☐	☐	
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	☐	☒	☐	☐	

Discussion

(a) The site is currently used for agricultural purposes. Some of the proposed project would be located on a portion of the subject property that is developed with agricultural structures and improvements while some of the proposed project is on agricultural land. The amount of impervious surface gained through

construction totals 82,912 square-feet, which will be offset by construction of ample stormwater treatment areas. The project shall comply with the City's Stormwater Management Program requirements in effect at the time of site construction (Source A4).

(b) The proposed project would have few water connections (primarily for restrooms). Thus, the project would not substantially deplete groundwater supplies and would not interfere substantially with the direction or rate of flow of groundwater.

(c-e) The developed area of the project site is basically flat and is currently developed with residential and agricultural structures, pavement and associated site improvements. There are streams and drainage ditches on or near the site. However, there are no proposed uses such as commercial or industrial which would release pollutants during a flood. In addition, the proposed project will remove existing agricultural uses and provide additional land for riparian and wetland restoration and Park and Recreational Facilities use. Per the "Limited Design Basis for Carr Lake Restoration Design from Balance Hydrologics" dated March 23, 2020 (Source G5, Attachment 52), the reduction in pollutants within Carr Lake prior to discharge would provide cleaner water downstream from the project site. The proposed project will not conflict with or obstruct implementation of any water quality control plan or sustainable groundwater management plan.

The project does not include a residential component. The majority of the project site is located within the Flood Overlay District. However, the project site will be used primarily as a Park and Recreational Facilities use and for wetland and riparian restoration. Only recreational structures such as restrooms and a possible future community building are proposed. All future on-site structures shall be required to comply with all applicable flood-plain construction and California Building Standards Code requirements. Inundation by seiche, tsunami, or mudflow is unlikely because the site is located a considerable distance from the ocean and is relatively flat thereby negating a potential mudflow.

(f)(i – xxi) (see "a" above)

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
11. LAND USE AND PLANNING. *Would the proposal:*					A1, A2, A3, A5, A6, A7, A8
(a) Physically divide an established community?	☒	☐	☐	☐	
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐	

Discussion

(a) The project does not have the potential to disrupt or divide the physical arrangement of the community. Existing and planned adjacent uses will not be disrupted or divided as a result of the project.

(b) The General Plan (Source A1) Land Use designation of the subject site is Park. The current General Plan designation does allow the proposed Park and Recreation Facilities use (see Attachment 2). However, the General Plan show two (2) major arterials running through the project site. Because of this, a General Plan Amendment (GPA 2020-001) has been submitted to reroute both of the major arterials mostly to areas located outside of the project site (see Transportation below).

The site is located in the Agricultural – Flood Overlay (A-F) Zoning District. Per Zoning Code Section 37-30.020, Park and Recreation Facilities use are not permitted in the Agriculture Zoning District. Because of this, the Applicant is requesting the related Rezone (RZ 2020-001) to change the zoning of the project site from Agriculture – Flood Overlay (A-F) to Park – Flood Overlay (P-F). The Rezone of the project site from Agriculture to Park would allow the proposed Park and Recreation Facilities use through the administrative Site Plan Review (SPR) process pursuant to Zoning Code Section 37-30.350, Table 37-30.150. The Applicant has already submitted an SPR application for the proposed Park and Recreation Facilities use (Site Plan Review 2020-006). The SPR application can only be approved if both the related General Plan Amendment and Rezone

are approved. The project does not conflict with the any Specific Plan. The project is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence. There are no habitat conservation plans or natural community conservation plans in the project area. Therefore, no conflicts will occur.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
12. MINERAL RESOURCES. *Would the proposal:*					A1, A2, A3, A6, A7, A8
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐	
(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐	☐	

Discussion

(a-b) The proposed project is not expected to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
13. NOISE. *Would the proposal result in:*					A1, A2, A3, A5, A6, A7, A8
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐	
(b) Generation of excessive ground borne vibration or ground borne noise levels?	☒	☐	☐	☐	
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐	

Discussion

(a-b) The proposed Park and Recreational Facilities project would not produce significant noise. Agricultural uses are located to the east and south of the project site and agricultural and residential uses are located to the north and west. Noise sensitive uses area located approximately 300 feet away to the north and would not be significantly impacted by the proposed project.

The site is located within the 55 CNEL contour as shown on *Figure 5.3-1 Existing Noise Contours (CNEL)* of the Salinas General Plan, Final Environmental Impact

Report, 2002. Traffic generates the main source of noise for the depicted 55 CNEL contour. The proposed Park and Recreational Facilities use will not produce significant noise.

No substantial permanent, or temporary or periodic, increases in the ambient noise level are expected with the project. According to the General Plan Master Environmental Assessment Section 9.2, ambient noise is defined as the "all-encompassing noise associated with a given environment, being a composite of sounds from many sources, near and far." Although some short-term construction noise may accompany the construction of the facility, compliance with existing Municipal Code regulations regarding noise output will reduce this impact to a less-than-significant level.

(c) The site is located approximately two miles (2) miles from the end of runway (13-31) of the Salinas Municipal Airport and is not located within the *Salinas Airport Future Noise Contours*, *Figure 5.3-2* of the Salinas General Plan, Final Environmental Impact Report, 2002. Noise impacts from airport operations will not have an adverse impact on the site.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
14. POPULATION AND HOUSING. *Would the proposal:*					A1, A2, A3, A5, A6
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly *(for example, through extension of roads or other infrastructure)*?	☒	☐	☐	☐	
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
housing elsewhere?					

Discussion

(a-b) The proposed project does not include a residential component. It will not induce substantial growth, and it will not displace housing units or people. The subject site is an existing developed in-fill site.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
15. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*					A1, A2, A3, A6, A7, A8
(a) Fire protection?	☒	☐	☐	☐	
(b) Police protection?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
(c) Schools?	☒	☐	☐	☐	
(d) Parks?	☒	☐	☐	☐	
(e) Other public facilities?	☒	☐	☐	☐	

Discussion

(a-e) The proposed project would be located on an in-fill site presently developed with agricultural uses. Police and Fire services are currently available to serve the project site. No school children will be generated by the project. Sherwood Drive has been designed and constructed to accommodate the demands of this project. The project will not adversely impact existing park facilities because it will provide additional Park and Recreational areas for residents. No other government services are expected to be impacted by the project.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
16. RECREATION. *Would the proposal:*					A1, A2, A3, A6, A7, A8
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
accelerated?					
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☒	☐	☐	

Discussion

(a) The proposed Park and Recreational Facilities project does not include any residential development and will not create physical deterioration of other existing neighborhood and regional parks or other recreational facilities within the City of Salinas. This is because the proposed Park and Recreational Facilities use will create additional recreational facilities for the residents of Salinas.

(b) Construction of the proposed Park and Recreational Facilities project may have a short-term effect on the environment due to construction activity. However, all on-site construction shall obtain all required permits. The project will not have an adverse physical effect on the environment because it will provide additional Park and Recreational Facilities. In addition, the project includes the restoration and enhancement of 67-acres of existing agricultural land to wetlands and will also improve water quality and maintain or improve flood conveyance and capacity.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
17. TRANSPORTATION. *Would the project:*					A1, A2, A3, A6, A7, A8, A11, A12
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	
(b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?	☒	☐	☐	☐	
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	
(d) Result in inadequate emergency access?	☒	☐	☐	☐	

Discussion

(a) The proposed project requires a minimum amount of personnel to operate the Parks and Recreational Facilities use and would not produce a significant amount of traffic (see b. below). The proposed project includes a General Plan Amendment to amend the circulation system to modify the Bernal Street and Kern Street/Constitution Boulevard future extensions. The proposed modifications of each of the future extensions are recommendations from the "Road Alignment and Driveway Study for Carr Lake Restoration and Park Development in Salinas, CA" (Road Alignment Study) from Hexagon Transportations Consultants Incorporated dated September 11, 2020 (Source A12, Attachment 49) The proposed project would shift the Bernal Street extension to the south within the project site and would transverse through the southern portion of the site. The proposed project would shift the Kern Street/Constitution Boulevard future extensions to the east of the project site

through existing agricultural fields.

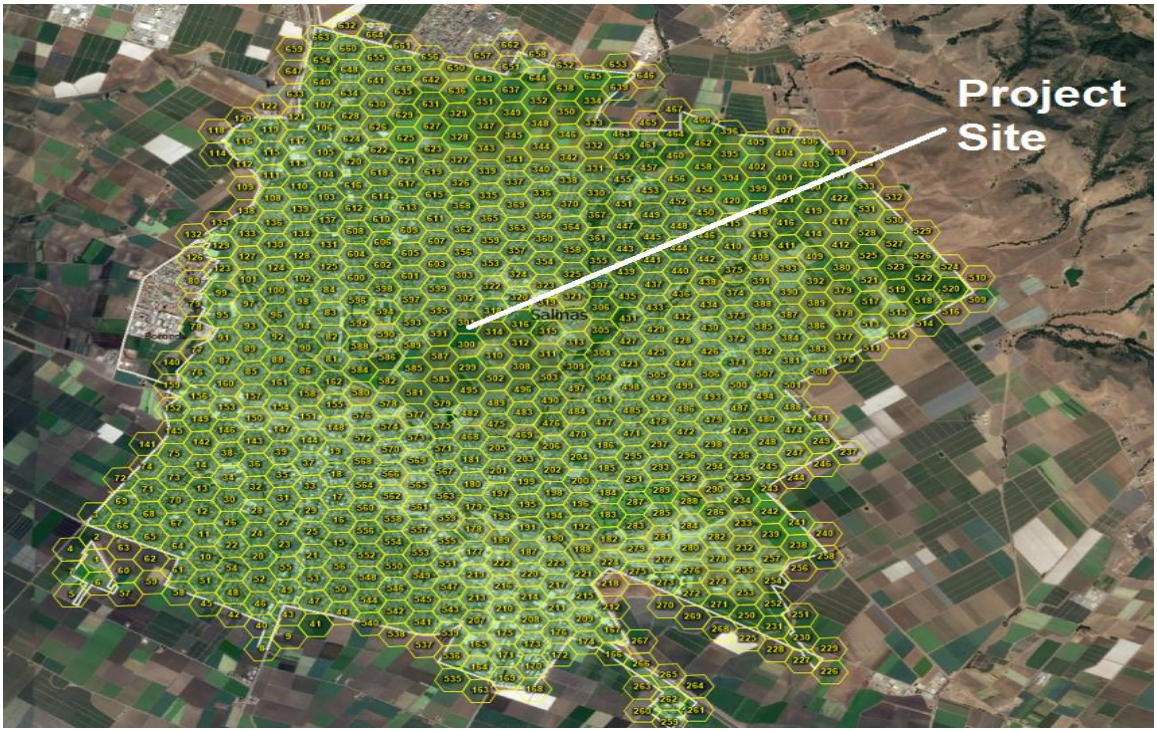
To maintain consistency with the existing General Plan, no structures can be built within the proposed alternative alignment of Bernal Road Extension, as shown in the Road Alignment Study. To maintain consistency with the existing General Plan and to allow for the analysis of whether future development of the Bernal Road Extension is needed the City and the Applicant will enter into a "No-Build Agreement" which will prohibit the construction of permanent structures or facilities (e.g., structures or parking lots) within the area of the proposed alternative alignment. The "No-Build Agreement" will be entered into by the City and the Applicant prior to the issuance of grading or building permit from the City and will be recorded against the property.

The City is currently in the early stages of a comprehensive General Plan Update; consequently, future roadways and their alignments are speculative and cannot at this time be determined with certainty. The City cannot commit to a particular outcome or result as it pertains to the General Plan Update or the ultimate alignment or ultimate construction of the Bernal Road extension. When the General Plan Update is complete, if the Bernal Road Extension is no longer a General Plan Road, i.e., is no longer a future proposed roadway in the updated General Plan, the "No-Build Agreement" will no longer be of any force or effect and the City and the Applicant will take whatever additional action is required in order to remove the "No-Build Agreement" from the property's title.

Monterey Salinas Transit (MST) maintains a southbound bus stop located along the west side of Sherwood Drive located approximately 315 feet northwest of the main entrance to the project site for MST route 40. Circulation to the site will be from Sherwood Drive. The proposed project will not conflict with any program plan or the adjacent circulation system.

(b) Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of Vehicle Miles Traveled (VMT) that is attributable to a project is the most appropriate measure of transportation impacts. Per Section 15064.3(3), a Lead Agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, and other applicable factors. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe the environmental effect associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impacts analysis in CEQA from measuring impact to drivers to measuring the impact of driving. Vehicle trips that are associated with construction activities would be short-term as compared to the lifetime of the proposed development and due to their temporary nature, the related increase in VMT would not cause a

substantial impact to transportation. The VMT would increase due to normal vehicle trips generated by the proposed development. Trip generation was estimated using the Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2018 for the project site. A conservative estimate assumes the entire 73 acre site as a public park (ITE Land Use Category 411) finds the site is likely to generate 57 new daily trips. Per the City of Salinas's "Final Interim VMT Policy" dated October 13, 2020, the project site can be considered a "Small Project" and therefore expected to cause a less than significant impact (Source A11).



In addition, the above referenced nearby MST bus stop along Sherwood Drive would help decrease operational VMT. Therefore, due to the project site's location in relation to VMT generation, the proposed project would not create a significant increase in VMT.

Parking demand for the proposed project beyond the two parking lots proposed for construction will be negligible, as the facility will have limited on-site staffing and occasional visitors. Per Zoning Code Section 37-50.360, Table 37-50.100, off-street parking demand for Parks and Recreational Facilities uses is specified by the applicable development review application, which in this case would be Site Plan Review 2020-006. The project proposes 61 off-street parking spaces and a bus-drop off area, which is sufficient for the proposed Parks and Recreational Facilities use.

(c-d) The project will not substantially increase hazards due to design features or incompatible uses. The site is currently developed. The proposal will not result in inadequate emergency access.

Mitigation

TR-1: The proposed project is required to install a raised median on Sherwood Drive as shown in the "Road Alignment and Driveway Study for Carr Lake Restoration and Park Development in Salinas, CA" (Road Alignment Study) from Hexagon Transportations Consultants Incorporated dated September 11, 2020. The project includes two new driveways onto Sherwood Drive which could create substantial hazards. The project is required to install a raised median, otherwise the impact would be significant and unavoidable.

To maintain consistency with the existing General Plan, no structures can be built within the proposed alternative alignment of Bernal Road Extension, as shown in the Road Alignment Study. To maintain consistency with the existing General Plan and to allow for the analysis of whether future development of the Bernal Road Extension is needed a "No-Build Agreement" shall be recorded on the project site which will prohibit the construction of permanent structures or facilities (e.g., structures or parking lots) within the area of the proposed alternative alignment. The "No-Build Agreement" will be entered into by the City and the Applicant, or its successor in interest, prior to the issuance of grading or building permit from the City.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
18. TRIBAL CULTURAL RESOURCES. *Would the project:* (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural					A1, A2, A3, A6, A7, A8, A10, G1, G2. G3

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Californian Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or	☒	☐	☐	☐	
ii. A resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 In applying the criteria set forth in Subdivision (c) of Public Resource Code 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐	

Discussion

(a) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the environment.

Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the environment.

On September 3, 2020, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a consultation request on the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation.

As stated earlier in the Cultural Resources section, on October 15, 2020, the Ohlone/Costanoan-Esselen Nation (OCEN) requested a consultation on the project, which was done on October 16, 2020. On October 20, 2020, OCEN provided a response letter stating concern with the proposed project site and recommending that an OCEN Tribal Monitor be located on-site during construction (Source G3). The proposed project site has previously been disturbed through the grading for past agricultural operations. As stated earlier and as required by Mitigation Measure TCR-1 below, pursuant to Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the cultural resources and this will address OCEN's comments. In addition, the above referenced "Cultural Resource Assessment" also recommends that a qualified archaeologist and a representative from the

local Native American community monitor some of the initial ground-disturbing activities associated with the development project. Therefore, Mitigation Measure TCR-2 below will require a qualified archaeologist and a representative from an applicable Tribal Cultural Nation to monitor initial ground-disturbing activities associated with project elements located in the traditional park area (the historic lake shoreline) in a manner outlined an Archaeology Monitoring Plan. The cost of all related monitoring shall be covered by the Applicant or successor-in-interest.

On September 2, 2020, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response dated September 24, 2020 (Source G2, Attachment 53), CHRIS found no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommended an archaeological study prior to commencement of project activities and tribal consultation, which have both already occurred, as stated above.

The above referenced CHRIS comments dated September 24, 2020 state that there are no recorded or listed historic buildings or structures within the project area. However, the CHRIS comments states that the 1947 and revised 1984 United State Geological Survey (USGS) Salinas 7.5' quad shows four (4) structures on-site. The CHRIS comments recommend that prior to commencement of the project, a qualified professional familiar with the architecture and history of Monterey County conduct a formal CEQA evaluation. The 1989 City Historical and Architectural Survey (Source A5) and 2016 City Historical and Architectural Survey (Source A6) confirm that none of the structures on this property are historic, which aligns with the CHRIS findings and satisfies their recommendations for a professional analysis.

In response, Albion Environmental Incorporated (Source A10, Attachment 48), conducted a pedestrian study in January 2021, which failed to yield evidence of historic-era cultural resources within the project area that could be considered historical resources under the California Environmental Quality Act (CEQA). Per the above referenced assessment, the development of the project site will not cause an adverse effect to a historical resource and no further archaeological studies are warranted under CEQA.

Extensive portions of the proposed project site have previously been disturbed for agricultural operations. To address archaeological concerns, Mitigation Measure TCR-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any

find. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

Mitigation

TCR-1 In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

TCR-2 A qualified archaeologist and a representative from an applicable Tribal Cultural Nation shall monitor initial ground-disturbing activities associated with project elements located in the traditional park area (the historic lake shoreline) in a manner outlined an Archaeology Monitoring Plan which will be developed prior to construction. The cost of all related monitoring shall be covered by the Applicant or successor-in-interest.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
19. UTILITIES & SERVICE SYSTEMS. *Would the project:*					A1, A2, A3, A6, A7, A8
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect?	☒	☐	☐	☐	
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐	
(c) Result in a determination by	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
the wastewater treatment provider which serves or may serve the project that it has the adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					
(d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?	☒	☐	☐	☐	
(e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☐	☒	☐	☐	

Discussion

(a-c) The proposed project is not expected to be a heavy user of water and therefore does not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above). The project will be subject to conditions of approval in accordance with requirements of the City's Engineering Services in accordance with the Engineer's Report (Source A7, Attachment 54).

(d-e) The proposed project is not expected to generate significant solid waste because there are no products produced with the proposed uses. Disposal of waste generated by the project is not expected to be significant and it will be required to comply with federal, state, and local statutes.

Potentially significant wastes may be generated on-site during construction. Therefore, a Construction Site Waste Management Plan to address recycling and disposal of construction wastes will need to be issued as a part of the building

permit process.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
20. WILDFIRE. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:*					A1, A2, A3, A6, A7, A8
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐	
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐	
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	**Less Than Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Potentially Significant Impact**	
changes?					

Discussion

(a-d) The proposed project would be located on an presently vacant urban in-fill site adjacent to existing developed properties. The project as proposed would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project also would not require the installation and maintenance of infrastructure that may exacerbate fire risk or result in temporary of ongoing impacts to the environment.

Mitigation

No mitigation is required.

Mandatory Findings of Significance	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).*	☒	☐	☐	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3. SOURCE LIST

Source	Source Number
City of Salinas:	
Salinas General Plan, 2002.	A1
Salinas General Plan, Final Environmental Impact Report, 2002.	A2
Salinas Zoning Code: ☒ *Entire Code Section: _____*	A3
City of Salinas Stormwater Ordinance, dated March 2013	A4
1989 City Historical and Architectural Survey	A5
2016 City Historical and Architectural Survey	A6
Engineer's Report for proposed project, dated October 15, 2020	A7
City Traffic Fee Ordinance 2010	A8
Carr Lake Restoration Project – City of Salinas prepared by Biotic Resources Group dated April 9, 2021	A9
Cultural Resource Assessment" dated February 2021 prepared by Albion Environmental Incorporated	A10
Senate Bill 743 Vehicle Miles Traveled Implementation Policy City of Salinas Final Interim Policy dated October 13, 2020	A11
Road Alignment and Driveway Study for Carr Lake Restoration and Park Development in Salinas, CA (Road Alignment Study) from Hexagon Transportations Consultants Incorporated dated September 11, 2020	A12
Salinas Police Department Memorandum dated September 11, 2020	A13
Monterey Bay Air Resources District:	
CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008	B1
Monterey Bay Air Resources District. Triennial Plan Revision 2009-2011, dated April 17, 2013	B2
State of California:	
Cortese List	C1

Source	Source Number
Monterey Bay Community Power Authority:	
Monterey Bay Community Power Authority Implementation Plan, August 2017	D1
Field Inspections:	
By City staff, various dates	E1
Maps/Aerial Photography:	
City's aerial photographs, 2018.	F1
Other:	
Native American Heritage Commission	G1
California Historical Resources Information Systems (CHRIS) Response on the proposed project dated September 24, 2020	G2
Letter from Louise J. Miranda Ramirez, Chairperson Ohlone/Costanoan-Esselen Nation (OCEN) on the proposed project dated October 20, 2020	G3
Geotechnical Investigation for Proposed Carr Lake Restoration and Park Development from Kleinfelder dated October 20, 2020	G4
Limited Design Basis for Carr Lake Restoration Design from Balance Hydrologics dated March 23, 2020	G5
"Human Health Screening Evaluation for Proposed Carr Lake Restoration and Park Development, Salinas, CA.", from ToxRisk Consulting, LLC dated November 22, 2019	G6
"Areas of Potential Soil Placement.", from Balance Hydrologic, Inc., dated April 25, 2021	G7

4. DETERMINATION

On the basis of this Initial Study:

☐ I find that the proposed project ***COULD NOT*** have a significant effect on the environment, and a ***NEGATIVE DECLARATION*** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there ***WILL NOT*** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A ***MITIGATED NEGATIVE DECLARATION*** will be prepared.

☐ I find that the proposed project ***MAY*** have a significant effect on the environment, and an ***ENVIRONMENTAL IMPACT REPORT*** is required.

☐ I find that the proposed project ***MAY*** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect:

(a) Has been adequately analyzed in *(Reference document)* pursuant to applicable legal standards; and

(b) Has been addressed by mitigation measures based on the earlier analysis as described in *Section 2: Checklist*, if the effect is a "Potentially Significant Impact" or a Negative Declaration: “Potentially Significant Unless Mitigation Incorporated".

An ***ENVIRONMENTAL IMPACT REPORT*** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects:

(a) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and;

(b) Have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

NOTHING FURTHER IS REQUIRED.

Prepared by: _____ Dated: _____

Courtney Grossman
Planning Manager

Attachments:

1. Vicinity Map
2. General Plan Amendment Map
3. Zoning Change Map
4. Cover Sheet (Sheet L-0.0)
5. Overall Site Plan (Sheet L-0.1)
6. Overall Boundary and Topographic Survey (Sheet 1)
7. Aerial Topographic Survey (Sheet 2)
8. Topographic Survey (Sheet 3)
9. Big Sur Land Trust Property at Carr Lake
10. Construction Legend and Notes (Sheet L-1.0)
11. Construction Plan (Sheet L-1.1)
12. Construction Plan (Sheet L-1.2)
13. Construction Plan (Sheet L-1.3)
14. Construction Plan (Sheet L-1.5)
15. Construction Plan Enlargement: Park (Sheet L-1.5A)
16. Construction Plan (Sheet L-1.6)
17. Construction Plan (Sheet L-1.8)
18. Construction Plan (Sheet L-1.8A)
19. Construction Plan (Sheet L1.9)
20. Construction Plan Enlargement: Park (Sheet L-1.9A)
21. Grading Plan Enlargement: Park (Sheet L-3.5A)

22. Grading Plan Enlargement: Park (Sheet L-3.8A)
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24. Trail Sections (Sheet L-4.1)
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30. Construction Details (Sheet L-5.0)
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33. Planting Legend and Notes (Sheet L-7.0)
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41. Planting Plan Enlargement: Park (Sheet L-7.8A)
42. Planting Plan (Sheet L-7.9)
43. Planting Plan Enlargement: Park (Sheet L-7.9A)
44. Overview Map (Sheet C-2.1)
45. Site Preparation (Sheet C-2.2)
46. Carr Lake Road Access Diagram
47. Carr Lake Restoration Project – City of Salinas prepared by Biotic Resources Group dated April 9, 2021
48. Cultural Resource Assessment dated February 2021 prepared by Albion Environmental Incorporated
49. Road Alignment and Driveway Study for Carr Lake Restoration and Park Development in Salinas, CA (Road Alignment Study) from Hexagon Transportations Consultants Incorporated dated September 11, 2020
50. Geotechnical Investigation for Proposed Carr Lake Restoration and Park Development from Kleinfelder dated March 2, 2020
51. “Human Health Screening Evaluation for Proposed Carr Lake Restoration and Park Development, Salinas, CA.”, from ToxRisk Consulting, LLC dated November 22, 2019
52. Limited Design Basis for Carr Lake Restoration Design from Balance Hydrologics dated March 23, 2020
53. California Historical Resources Information Systems (CHRIS) Response on the proposed project dated September 24, 2020
54. Engineer’s Report dated October 15, 2020
55. Mitigation Monitoring and Reporting Program
56. Salinas Police Department Memorandum dated July 24, 2020
57. “Areas of Potential Soil Placement” from Balance Hydrologics, Inc. dated April 25, 2021