

PROPOSED GENERAL PLAN AMENDMENTS

CITY OF SALINAS ECONOMIC  
DEVELOPMENT ELEMENT

City of Salinas

September 1, 2017



# PROPOSED GENERAL PLAN AMENDMENTS - SALINAS ECONOMIC DEVELOPMENT ELEMENT

## INTRODUCTION AND CONTENT

The City of Salinas intends to adopt the Draft City of Salinas Economic Development Element (EDE) as the eighth element of the existing City of Salinas General Plan. To ensure consistency between the EDE and the existing General Plan, a series of amendments to the existing General Plan are proposed. General Plan text amendments, amended and new tables, and amended figures are proposed. The proposed amendments update the General Plan to reflect the goals, policies and actions contained in the Draft EDE. The majority of the amendments are proposed for the Land Use Element. Additional amendments are proposed for the Community Design, Conservation/Open Space, Circulation, and Safety Elements.

Proposed General Plan text amendments are identified in Table 1, Proposed General Plan Text Amendments. Text deletions are shown with ~~strikeout~~ font and additions are shown with underlined font. General Plan table and figure amendments are listed and shown following Table 1 in the order that they are referenced in Table 1.

# PROPOSED SALINAS GENERAL PLAN TEXT AMENDMENTS

Table 1 Proposed General Plan Text Amendments

General Plan Element	Page	Proposed General Plan Amendment
Table of Contents	--	<p>Table of Contents</p> <p>Introduction</p> <p>Land Use Element</p> <p>Community Design Element</p> <p>Housing Element</p> <p>Conservation/Open Space Element</p> <p>Circulation Element</p> <p>Safety Element</p> <p>Noise Element</p> <p><u>Economic Development Element</u></p>
Introduction	I-3	<p>Insert new paragraphs after last paragraph:</p> <p><u>In 2017, the City adopted the Economic Development Element (EDE), a new element of the General Plan. The Economic Development Element serves as a tool to raise economic development priorities to a legislative, General Plan policy level to ensure that economic development is considered in all City planning and decision making actions. The EDE builds on the economic development strategies, goals, and policies included in the Land Use Element of the General Plan for catalyzing economic development and addresses several main topics, including: land use, circulation, and infrastructure; retail, entertainment, and tourism; job</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>opportunities; workforce development; neighborhood and commercial areas; and quality of life.</u></p> <p><u>References to and information from the Economic Development Element have been integrated into the other General Plan Elements to illustrate applicable linkages to its economic development strategies and policies.</u></p> <p><u>Linkages to the Land Use Element are especially pronounced.</u></p>
Introduction	I-4	<p>Insert new paragraph three in the Salinas Planning Area subsection:</p> <p>...urban development described in the General Plan and adjacent agricultural use is an important aspect of long-range planning.</p> <p><u>With adoption of the Economic Development Element in 2017, the City amended the General Plan to include Target Areas to provide the land supply necessary to provide the additional employment generating development capacity needed to accommodate General Plan Buildout.</u></p>
Introduction	I-7	<p>Insert new paragraph five in the Vision for the Future of Salinas subsection:</p> <p><u>The Economic Development Element adopted in 2017 includes a vision that supplements and reinforces the overall General Plan vision articulated above. The Economic Development Element vision is:</u></p> <p><u><i>“a united, prosperous, and healthy community”.</i></u></p> <p><u>Prosperity is defined as the well-being of a community’s residents and businesses that accrues from the availability of jobs and investment that provide economic livelihood, educational opportunities, a safe and healthy environment, and from generation of revenues to improve infrastructure and to sustain growth and public services that support the functions and fabric of the community.</u></p>
Introduction	I-8	<p>The Salinas General Plan addresses many issues that are directly related to and influence land use decisions. In addition to land use, State law requires the Plan to address circulation, housing, conservation of natural resources, preservation of open space, noise environment, and protection of public safety (Section 65302 of the California Government Code). These issues are discussed in the General Plan to the extent that they apply to Salinas. The Plan also addresses <del>community design</del>, <u>a two topics of special interest, community design and</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<u>economic development. The Economic Development Element enhances the economic development strategy included in the Land Use Element.</u>
Introduction	I-8	Although community livability principles are primarily addressed in the Community Design Element, these principles are woven throughout the General Plan. For example, policies within the Circulation Element addressing alternative modes of transportation, such as bicycle and pedestrian facilities, support community livability principles, as do Land Use Element policies encouraging mixed uses and compact development. The policies and programs within the Housing Element also promote community livability by providing for a diversity of housing types that enables citizens from a wide range of economic levels and age groups to live within the community. Policies within the Conservation/Open Space Element addressing natural and historic resource preservation and enhancement, the provision and maintenance of open space and recreational facilities, as well as energy conservation also promote local and regional livability. <u>The Economic Development Element includes a focus on quality of life issues, especially as they relate to community safety, narrowing economic disparities and promoting diversity and social cohesion, improving access to parks and recreational opportunities, improving the health of residents, and improving access to healthy food.</u>
Introduction	I-9	The City of Salinas General Plan contains goals, policies, and plans that are intended to guide land use and development decisions in the future. The General Plan consists of a Land Use Policy Map and the following <del>seven</del> <u>eight</u> elements, or chapters, which together fulfill the State requirements for a General Plan: <ul style="list-style-type: none"> <li>&gt; Land Use Element</li> <li>&gt; Community Design Element</li> <li>&gt; Housing Element</li> <li>&gt; Conservation/Open Space Element</li> <li>&gt; Circulation Element</li> <li>&gt; Safety Element</li> </ul>

General Plan Element	Page	Proposed General Plan Amendment
		<p>&gt; Noise Element</p> <p>&gt; <u>Economic Development Element</u></p> <p>The Salinas elements sometimes deviate from the State-mandated elements in non-substantive ways. For example, public utilities are included in the State requirements for the Circulation Element, but are addressed in the Land Use Element of the Salinas General Plan. The Plan also includes a <u>two non-mandatory elements, Community Design and Economic Development.</u></p>
Introduction	I-9	<p><b>Plan Organization and Use</b></p> <p>The General Plan is comprised of this Introduction and <del>seven</del> <u>eight</u> elements. Each element is complete in itself, but is an integral part of the General Plan. The General Plan is accompanied by a Glossary (Appendices A). The elements, with associated Implementation Program will help the City achieve its vision for the future. Six of the eight General Plan elements are organized according to the following format: 1) Introduction; 2) Issues, Goals and Policies; 3) Plan; and 4) Implementation Programs. <u>Two exceptions include tThe Housing Element, which is slightly modified to meet State requirements-, and the Economic Development Element which differs from the noted format, but contains the same substantive information.</u></p>
Introduction	I-13	<p>Insert new paragraph at the end of the Community Participation in the General Plan Program subsection:</p> <p><u>The Economic Development Element was developed using an inclusive community participation process soliciting the opinions and ideas of community members and a range of stakeholders, interest groups, and organizations regarding economic development issues. More than 700 individuals representing nearly 350 agencies and groups were included in the process. Nearly 20 stakeholder interviews, over 20 organization presentations, four community wide resources group workshops, a community workshop held in Spanish with English translation, over 30 community-based advocacy group “house” meetings, community events, traditional and social media, web-based communications, and community wide surveys were among the outreach tools used. The City continued to communicate with all stakeholders during the preparation of the Environmental Impact Report for the Economic Development Element. The City encouraged stakeholder</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>participation in Planning Commission and City Council hearings at which adoption of the Economic Development Element was considered. Appendix E: Community Outreach Program Summary in Volume II of the Economic Development Element describes the community engagement process in detail.</u></p>
Land Use	LU-2	<p>Insert at the end of the Purpose of the Land Use Element subsection:</p> <p><u>Land use planning is a vital component of economic development. The Economic Development Element Section 2.2.1, Land Use, Circulation and Infrastructure complements and builds on the land use planning framework included in the Land Use Element.</u></p>
Land Use	LU-2	<p>Insert at the end of the Scope and Content of the Land Use Element subsection text:</p> <p>... An economic development strategy for the community is also outlined in this element. The Economic Development Element augments the economic development strategy included in the Land Use Element. <u>The Economic Development Element augments and substantially expands on the economic development strategy and programs located in the Land Use Implementation Program section.</u> <del>Specific implementation programs for the element are located in the Land Use Implementation Program section.</del></p>
Land Use	LU-7	<p>The Land Use Element relates very closely to all of the other General Plan elements. This element establishes the planned land use pattern for Salinas based on the historic formation of the city and the community's vision of the future. Additionally, the other General Plan elements ensure that future development occurs in an appropriate manner and that the unique qualities of Salinas are safeguarded and enhanced. <u>Fundamental land use direction is also provided in the Economic Development Element. Its land use policies address a range of topics, including revitalization of existing developed areas within the city limits and Sphere of Influence (SOI), and the future development of areas located outside the City's existing SOI with employment generating land uses.</u></p>
Land Use	LU-7	<p>Because this General Plan emphasizes the application of New Urbanism principles in Future Growth Areas <u>located in the north and to the east of the City along Boronda Road</u> the patterns of development shown in these areas on the Land Use and Circulation Policy Map are directly supported by policy defined in the</p>



General Plan Element	Page	Proposed General Plan Amendment
		Community Design Element. These two elements, in conjunction with one another, are designed to provide definitive direction for new development in the Future Growth Areas so that the benefits of New Urbanism can be realized.
Land Use	LU-7	The Circulation Element provides a Circulation Plan to accommodate increased traffic from planned development. The use of alternative transportation modes and reduction of automobile trips are addressed in the Circulation Element to meet the transportation demands from new development, and to promote a transit-friendly community. The Economic Development Element includes policies and programs for expanding circulation and utility infrastructure to support new economic development.
Land Use	LU-9	Four major issues are addressed in the goals, policies, and implementation actions of the Land Use Element. These major issues include: 1) balancing land uses within the City to ensure that revenue generation matches service provision responsibilities; 2) managing and directing future growth so that agricultural resources are protected; 3) promoting economic development within the community; and 4) providing necessary public services and facilities for existing and future development. <u>The Economic Development Element includes goals, policies, and actions that expand on and refine those found in the Land Use Element. Together, the Economic Development Element policies and actions and the Land Use Element policies and actions represent the City’s comprehensive land use and public services and facilities approach. Land Use Element</u> <del>Each issue and the related</del> goals, policies, and implementing actions are identified and discussed in the following section. <u>Table LU-1 lists policies found in the Economic Development Element that support the Land Use Implementation Program.</u>
Land Use	LU-11	Policy LU-2.1: Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion generally to the North and East, away from the most productive agricultural land- <u>except for employment generating urban development proposed within Economic Opportunity Target Areas B, F, K, L1/L2 and N identified in the Economic Development Element.</u>

General Plan Element	Page	Proposed General Plan Amendment
Land Use	LU-12	<p>Insert new paragraph at the end of the Economic Development paragraph:</p> <p>The current economy of Salinas is based on agriculture, agriculture related businesses, retail sales, and governmental services. However, Salinas is strategically located south of the Silicon Valley and may be able to diversify its economy by encouraging high technology industry with higher paying jobs to locate in the area. To locate in Salinas, such industry will be seeking land for development, affordable housing prices, and an educated workforce. As part of Land Use Plan, land has been designated for industrial use, including agricultural processing. <u>The Economic Development Element also includes land use related goals, policies, and actions specific to catalyzing economic development in areas within the City’s existing Sphere of Influence, and contiguous to, but outside the City’s existing Sphere of Influence. Land Use Element economic development policies and the land use policies included in the Economic Development Element represent the City’s comprehensive direction for implementing the City’s economic development goals.</u> The following goals and policies address the need for a more diverse economy in Salinas.</p>
Land Use	LU-14	<p>The following goals and policies are designed to ensure that public services and facilities are provided at acceptable levels of service to meet the community's needs. Section 2.2.1, Land Use, Circulation, and Infrastructure of the Economic Development Element contains <u>related goals, policies, and implementation actions that support and augment these goals and policies.</u></p>
Land Use	LU-21	<p><a href="#">Table LU-1</a>, Related Policies by Element, has been amended to include the Economic Development Element.</p>
Land Use	LU-22	<p>The following Land Use Plan provides for growth in the Future Growth Area located outside the city limits, and within the Focused Growth Areas within the urbanized city limits. New growth outside the city will occur on land that is currently under agricultural production. Future Growth Area is the area outside the city limits <u>(except for the FGA located north of Boronda Road, which was annexed into the City in 2008)</u> that is designated for urban uses on Figure LU-1. <u>With the adoption of the Economic Development Element in 2017, Figure LU-1 was expanded to include five Target Areas outside of the City’s Sphere of Influence. The expanded areas are shown in <a href="#">Figure LU-1A</a>, Future Growth Area Expansion – Economic Development</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>Element. These five Target Areas provide additional land capacity for new economic development as described below. A sixth Target Area (V), with in Carr Lake, also provides additional land capacity, but it is located within the city limits and therefore, does not represent an addition to the Future Growth Area.</u></p>
Land Use	LU-22	<p>The Focused Growth Areas (shown in Figure LU-2) are existing urbanized areas where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. By selectively increasing density of development in a manner compatible with the surrounding neighborhoods, the pressure to develop agricultural lands is also reduced. <u>Several of the Economic Opportunity Areas described in the Economic Development Element encompass all or portions of the Focused Growth Areas. These refinements are illustrated in Figure 4 -Refined Economic Opportunity Area Boundaries of the Economic Development Element. Policies and actions in Section 2.2.1, Land Use, Circulation, and Infrastructure in the Economic Development Element reinforce and expand on General Plan Land Use Element policies for achieving revitalization and redevelopment goals for these areas. The boundaries of the Focused Growth Areas may be refined based on the future study of these areas.</u></p>
Land Use	LU-25	<p>The following Land Use Plan focuses on the location of various land uses, as well as growth management techniques, economic development, and provision of public services and facilities. The other elements within the General Plan expand on how the Land Use Plan will be implemented to create a compact and livable community. The Community Design Element <u>and the Economic Development Element are is-especially important as a references.</u></p>
Land Use	LU-25	<p>Insert new paragraphs after the first full paragraph on page LU-25 as follows:  <u><i>Economic Development Element and Land Use Plan</i></u>  <u>The Economic Development Element complements the land use plan of the Land Use Element. It provides policies for promoting economic development within the existing city limits, within portions of the City's existing Sphere of Influence and includes direction for economic development within areas located adjacent to, but outside the existing sphere. These areas, identified as Economic Opportunity Areas are shown on</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>Figure 4 –Refined Economic Opportunity Area Boundaries, and described in Section 2.2.1, Land Use, Circulation, and Infrastructure of the Economic Development Element. The City prepared market studies as well as employment and population projections to assist with preparing the Economic Development Element. As part of the draft Economic Development Element refinement process, the City determined that even with development of all vacant lands within the existing Sphere of Influence per their existing land use designations, the City would lack a sufficient job base to meet projected long-term employment demand. Additional land capacity is needed for employment generating development. The five Target Areas located outside of the existing Sphere of Influence plus Economic Opportunity Area V, which is located within the city limits, were defined as the appropriate locations for new employment generating development for this purpose. All six Target Areas were then assigned potential land use designations as shown in Figure LU-ED-3A that support employment generating development types.</u></p> <p><u>Based on the development intensities for each land use type defined in the Land Use Element, the Economic Development Element identifies the land supply required to generate the balance of employment opportunities needed in the foreseeable future. These areas, identified as Target Areas, and their land use are shown on Figure LU-3A Land Use and Circulation Map - Economic Development Element Amendments.</u></p> <p><u>The balance of land within each Economic Opportunity Areas that is not within a Target Area is classified as an Economic Development Reserve Area. No new development capacity is assumed for the Economic Development Reserve Areas. However, Reserve Areas represent the City’s conceptual vision for possible growth directions beyond the General Plan planning period. It is intended that the Economic Opportunity Reserve areas serve to inform future updates of the General Plan.</u></p>
Land Use	LU-25	<p>Implementation of the Land Use Plan <u>and the land use direction included in the Economic Development Element</u> will also assist in creating a balance between jobs and housing units within the City. A balance between jobs and housing allows people to live and work within the same community, and often within the same neighborhood. This results in a reduction of traffic, thereby reducing the level of air pollution and improving the quality of life for the community.</p>

General Plan Element	Page	Proposed General Plan Amendment
Land Use	LU-26	<p>Insert new paragraph after the first full paragraph:</p> <p><u><a href="#">Figure LU-3A, Land Use and Circulation Policy Map – Economic Development Element Amendments</a>, shows additional land area proposed for future development based on guidance provided as part of the Economic Development Element refinement process. Together, Figures LU-3 and LU-3A represent the City’s comprehensive land use direction. The Target Areas shown in Figure LU-3A represent additional land supply required to provide destinations for additional employment generating development based on the land use types shown.</u></p>
Land Use	LU-36	<p>Table LU-3 summarizes the development capacity of the Land Use Plan. <u><a href="#">Table LU-3</a> has been modified to include additional development capacity of the Target Areas identified through the Economic Development Element refinement process. The additional development capacity for the Commercial/Office Land Use Designation category in Table LU-3 is included in the “Outside Existing Sphere of Influence” line item to reflect new development capacity proposed within Target Areas K, F, B, N, and L1/L2 located outside the Sphere of Influence as described previously.</u> This table provides a breakdown of land uses <del>within Salinas</del> for purposes of identifying the estimated development capacity of the Land Use Plan combined with the <u><a href="#">Economic Development Element</a></u>. For the Salinas planning area, the projected population is approximately 213,063 persons.</p>
Land Use	LU-36	<p>Insert new paragraph after the second full paragraph under the Development Capacity subsection:</p> <p><u><a href="#">Table LU-ED-1</a> includes a summary of the new building development potential identified through the Economic Development Element refinement process. The total increase in land area and building development potential is incorporated into amended Table LU-3. The net acreage column in Table LU-ED-1 reflects acreage reductions for infrastructure, roadways, and other land demand.</u></p>
Land Use	LU-37	See amended Table LU-3.

General Plan Element	Page	Proposed General Plan Amendment
Land Use	LU-39	<p>In Future Growth Areas, new commercial and professional office developments within the Mixed Use land use designation shall incorporate residential housing opportunities on site. The City Council may make a finding that it would be inappropriate to require on-site housing in a proposed new commercial or professional office development, and in that case shall require equivalent housing to be constructed at an off-site location. <u>Within Economic Development Element Target Areas, the City Council may waive the requirement to include or otherwise provide housing as part of Mixed Use development that is focused on employment generation.</u></p>
Land Use	LU-39	<p>As part of the General Plan process, the community of Salinas decided that land designated for future growth outside the City limits should be minimized to protect the valuable agricultural resources. The areas designated for future growth (Future Growth Area) <del>is</del> <u>are</u> located to the north of Salinas, north and east of Boronda Road, and east, surrounding the Salinas Municipal Airport, as shown in Figure LU-1. <del>These locations</del> <u>future Growth Area is the</u> <del>are</del> <u>are</u> appropriate <del>area</del> for expansion of urban uses since <del>it is</del> <u>they are</u> located away from the most productive agricultural lands in the south and west, and will allow the rational extension of public services and facilities. <u>Target Areas B, F, N, L2 identified through the Economic Development Element refinement process are located on agricultural lands to the south and west of the City. These Target Areas have a combined land area of 281 acres, which represents approximately seven percent of the total 3,806-acre (281 acres plus 3,525 acres identified in Table LU-3) land area within the Future Growth Area.</u> Land uses for the Future Growth Area are shown on Figure LU-3 Land Use Map. The City will work with the Local Agency Formation Commission (LAFCO) to expand the City's sphere of influence to include the Future Growth Area. The City will collaborate with the County of Monterey to amend the Greater Salinas Areas Memorandum of Understanding to be consistent with this expanded growth to the south and west.</p>
Land Use	LU-44	<p>Insert as new third paragraph under Reuse/Revitalization of Existing Areas:  <u>Several of the Economic Opportunity Areas defined in the Economic Development Element encompass</u></p>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>portions of all the Focused Growth Areas. The Economic Development Element includes more detailed strategies and goals, policies, and actions for the reuse and revitalization of these areas and for promoting revitalization of other existing developed areas throughout the City. The Economic Development Element reinforces and expands on the Land Use Element approach to focusing growth in these areas.</u></p>
Land Use	LU-45	<p>Insert after the bullet list:</p> <p><u>The Economic Development Element incorporates several of the above-noted strategies and articulates additional strategies that reflect the City's current economic development priorities.</u></p>
Land Use	LU- 46	<p>The community of Salinas recognizes the importance of agriculture to the City, and will continue to preserve agricultural lands to the extent possible. The Future Growth Area has been designed to direct <u>a large percentage of</u> future growth away from the most productive agricultural areas in the south and west of the City. <del>In addition,</del> <u>Growth within the Future Growth Area located to the north and east of the City is</u> designed to provide compact development, minimizing the amount of agricultural land that will be needed to meet future growth within the community. <u>Within the urbanized city limits,</u> <del>A</del> <u>additional growth in the Focused Growth Areas, and growth and revitalization within Economic Opportunity Areas within the existing Sphere of Influence as described in the Economic Development Element</u> <del>within the urbanized city limits</del> will also help reduce the pressure to convert agricultural lands. Other agricultural preservation programs are discussed in the Conservation/Open Space Element.</p>
Land Use	LU- 48	<p>To achieve a more diverse economy, while not negatively impacting the viability of agriculture, the City will implement the Economic Development Strategy described in the previous section <u>and the expanded supplemental economic development strategies included in the Economic Development Element.</u> Programs for diversification will include building the capacity of the workforce (present and future) through education and job training, and collaborating with the Chambers of Commerce, education institutions, and related business interests to pursue business retention strategies including capital formation. A focus will be placed on attracting high-tech and other diverse businesses that are ecologically compatible with Salinas. Emphasis will</p>

General Plan Element	Page	Proposed General Plan Amendment
		be given to create employment opportunities in areas with access to public transportation. The <u>Economic Development Element builds on these strategies and includes additional strategies, goals, policies and implementation actions to further economic diversity.</u>
Land Use	LU- 67	This Implementation Program provides actions to implement the adopted policies and plans identified in the Land Use Element. The Land Use Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element. <u>Table LU-1 lists policies found in the Economic Development Element that support the Land Use Implementation Program</u>
Community Design	CD- 3	While the Community Design Element is not a State-mandated element, state planning law does require the element be consistent with other General Plan elements. Each of the elements forms an independent portion of the General Plan, yet all of the elements are interrelated to a degree. This overlap between elements ensures that the community's goals are achieved through the policies and implementation programs contained in each of the elements. The Community Design Element is closely related to the Land Use, Conservation/Open Space, <del>and</del> Housing, and <u>Economic Development Elements.</u>
Community Design	CD-4	Insert new last paragraph: <u>The Community Design Element and the Economic Development Element are interrelated in several ways. Both elements address issues of community identity and safety (e.g. design and function of gateways to the City and crime prevention through community design), revitalization of existing neighborhoods, quality of life, and livability. While the Community Design Element takes a design orientation to these issues, the Economic Development Element stresses the importance of these issues for attracting economic development and for supporting the needs of the City’s workforce. The Economic Development Element Land Use, Circulation, and Infrastructure; Retail, Entertainment, and Tourism; Neighborhood and Commercial Areas, and Quality of Life Sections 2.2.1, 2.2.2, 2.2.5, and 2.2.6, respectively, contain policies and implementation actions in support of Community Design Element, and are identified in Table CD-1.</u>



General Plan Element	Page	Proposed General Plan Amendment
Community Design	CD-10	<u>Table CD-1</u> , Related Goals and Policies by Element, has been amended to include Economic Development Element policies
Community Design	CD-26	Development in Future Growth Areas <u>located north and east of Boronda Road</u> will be based on the principles of New Urbanism. This Element provides the following essential guidance for preparing Specific Plans for these areas:
Community Design	CD-29	This Implementation Program provides actions to implement the adopted policies and plans identified in the Community Design Element. The Community Design Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element. <u>Table CD-1 lists policies found in the Economic Development Element that support the Community Design Element Implementation Program.</u>
Housing	H-115	This section constitutes the City’s Housing Plan for the 2015-2023 planning period. The Housing Plan identifies the City’s goals for neighborhood conservation, housing production, and housing assistance. The goals are supported by policies, which are implemented through a series of actions. The goals and policies are primarily carried forward from the City’s Comprehensive General Plan (2002) with modifications to reflect changes to state laws, community input, current market conditions, and development trends. <u>Additional housing related policies and implementation actions are described in the Economic Development Element Land Use, Circulation, and Neighborhood and Commercial Areas Sections 2.2.1, and 2.2.5, respectively.</u>
Conservation/ Open Space	COS-6	Insert as the last paragraph under Relationship to Other General Plan Elements: <u>The Economic Development Element addresses conservation and open space issues that include expansion of water supply/water reuse, agricultural land conservation, and improved access to and the expansion of park land/recreation resource opportunities. These components of the Economic Development Element promote the establishment of conditions amenable for attracting economic development and conserving agricultural resources. The Economic Development Element Land Use, Circulation, and Infrastructure; Neighborhood and Commercial Areas, and Quality of Life Sections 2.2.1, 2.2.5, and 2.2.6, respectively, contain policies and</u>

General Plan Element	Page	Proposed General Plan Amendment
		<u>implementation actions in support of the Conservation/Open Space Element, and are identified in Table COS-1.</u>
Conservation/ Open Space	COS-15	Table COS-1, Related Goals and Policies by Element, has been amended to include the Economic Development Element.
Conservation/ Open Space	COS-44	This Implementation Program provides actions to implement the adopted policies and plans identified in the Conservation/Open Space Element. The Conservation/Open Space Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element. <u>Table COS-1 lists policies found in the Economic Development Element that support the Conservation/Open Space Implementation Program.</u>
Circulation	C-5	According to State planning law, the Circulation Element must be independent, but consistent with the other General Plan elements. All elements of the General Plan are interrelated to a degree, and certain goals and policies of one element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs, and achievement of community goals. The Circulation Element relates most closely to the Land Use <del>and</del> Conservation/Open Space <del>Elements</del> , and Economic Development <del>Elements</del> . <u>Elements.</u>
Circulation	C-6	The Land Use and Circulation Elements are inextricably linked. The planned development identified in the Land Use Element is the basis for determining future roadway improvements. The circulation policies and plans ensure that existing transportation facilities will be improved and new facilities will be constructed to adequately serve traffic generated by planned development. <u>Section 2.2.1 of the Economic Development Element includes additional land use, infrastructure, and circulation policies that build on those included in the Circulation Element. The Economic Development Element policies focus on the promotion of alternative transportation modes; improving access to and within the City Center Core; the future planning and study of extending two roadways and adding one roadway already identified in the Circulation Element, and</u>

General Plan Element	Page	Proposed General Plan Amendment
		<p><u>expanding rail and freight service</u>. An efficient circulation system is a critical factor for diversifying and expanding local economic activities. In addition, the Circulation Element promotes alternative transportation modes to minimize the impacts of planned local development on regional facilities.</p>
Circulation	C-13	<p><a href="#">Table C-1</a>, Related Goals and Policies by Element, has been amended to include the Economic Development Element.</p>
Circulation	C-14	<p>The Plan is based on issues, goals, and policies identified in the previous section. The Circulation Element Implementation Program, contained in the following section of this Element, is an extension of the Circulation Plan and contains specific programs to coordinate planned development with vehicular and non-vehicular circulation improvements. <u>Table C-1 lists policies found in the Economic Development Element that support the Circulation Implementation Program.</u></p>
Circulation	C-41	<p>This Implementation Program provides actions to implement the adopted policies and plans identified in the Circulation Element. The Circulation Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Circulation Element. <u>Table C-1 lists policies found in the Economic Development Element that support the Circulation Implementation Program.</u></p>
Safety	S-6	<p>The Safety Element must be consistent with the other General Plan elements. All elements of the General Plan are interrelated to a degree, and certain goals and policies of one element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation plans and programs, and achievement of community goals. The Safety Element relates most closely to the Land Use and Circulation Elements, <u>but is also related to the Economic Development Element.</u></p>
Safety	S-6	<p>Policies and plans in the Safety Element are designed to protect existing and planned land uses identified in the Land Use Element from public safety hazards. Potential hazards are identified in the Safety Element, and action programs are established to avoid or mitigate public safety impacts from planned development.</p>

General Plan Element	Page	Proposed General Plan Amendment
		<p>Concurrently, the distribution of residential and other sensitive land uses on the Land Use Policy Map contained in the Land Use Element is designed to avoid areas where hazardous conditions have been identified, such as aircraft hazard areas. Evacuation routes that include the circulation system in Salinas are also referenced in the Safety Element. The provision of viable evacuation routes within the City is inextricably linked to the existing and planned circulation system within the Circulation System. <u>Section 2.2.6 of the Economic Development Element includes policies and implementation actions that identify the linkages between economic well-being and safety. It addresses safety issues from community safety through environmental design and addressing root causes of crime to improving the perception of the City as a safe place to live and do business.</u></p>
Safety	S-29	<p>This Implementation Program provides actions to implement the adopted policies and plans identified in the Safety Element. The Safety Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Safety Element. <u>Table S-1 lists policies found in the Economic Development Element that support the Safety Implementation Program.</u></p>
Economic Development	--	<p>Insert adopted Economic Development Element after Noise Element and before Appendix A: Glossary</p>

## PROPOSED GENERAL PLAN TABLE AND FIGURE AMENDMENTS

Amended and new General Plan tables and figures are presented starting on the following page and listed below. A new table notated as “-ED-#” indicates that it derives from the Economic Development Element refinement process. Amended tables retain their original General Plan table numbers. Amendments to existing General Plan figures are notated with an “A” attached to the original General Plan figure number.

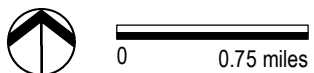
Table/Figure	Title	Amendment Description Summary
Table LU-1	Related Policies by Element	Amended to show related Economic Development Element policies
Figure LU-1A	Future Growth Area Expansion – Economic Development Element	New figure showing how existing General Plan Figure 1A is modified with additional Future Growth Areas
Figure LU-3A	Land Use and Circulation Policy Map – Economic Development Element Amendments	New figure showing how existing General Plan Figure LU-3 is modified by the Economic Development Element
Table-LU-3	Development Capacity	Amended to show additional development capacity resulting from the Economic Development Element
Table LU-ED-1	Additional Economic Development Element Development Capacity	New table summarizing the new development capacity resulting from the Economic Element
Table CD-1	Related Goals and Policies by Element	Amended to show related Economic Development Element policies
Table COS-1	Related Goals and Policies by Element	Amended to show related Economic Development Element policies
Table C-1	Related Goals and Policies by Element	Amended to show related Economic Development Element policies
Table S-1	Related Goals and Policies by Element	Amended to show related Economic Development Element policies

**Table LU-1 Related Policies by Element**

General Plan Element	Land Use Element Issue Areas			
	Balance of Land Uses	Management of Future Growth	Economic Development	Public Facilities and Services
Community Design	1.10, 2.10, 3.1, 3.5, 3.9	1.2, 1.3, 2.3, 3.4	1.2, 1.3, 3.2, 3.3, 3.7	1.6
Housing	1.1, 1.3, 1.8, 1.10, 2.9	1.6	2.6	1.2
Conservation/Open Space	5.1, 5.2, 6.3, 7.1, 7.5, 7.8	3.1, 3.2, 3.3	3.4, 4.1, 4.2	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 2.3, 2.4, 7.6, 7.10
Circulation	1.1, 2.6, 3.2	1.7		1.3, 1.4, 2.4, 2.7
Safety	1.3	3.9, 3.10	3.8	
Noise		1.1		1.3, 2.3
<u>Economic Development</u>	<u>LU: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.10, 1.14, 1.16, 1.18. RET: 3.1, 4.1, II: 1.1, 1.4 CA:1.1, 1.2, 2.1</u>	<u>LU: 1.5, 1.6,1.7, 1.11, 1.12, 1.13,</u>	<u>All policies</u>	<u>I:3.1, 3.2, 3.3, 3.4, 3.5, 3.6,</u>



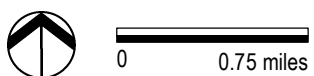
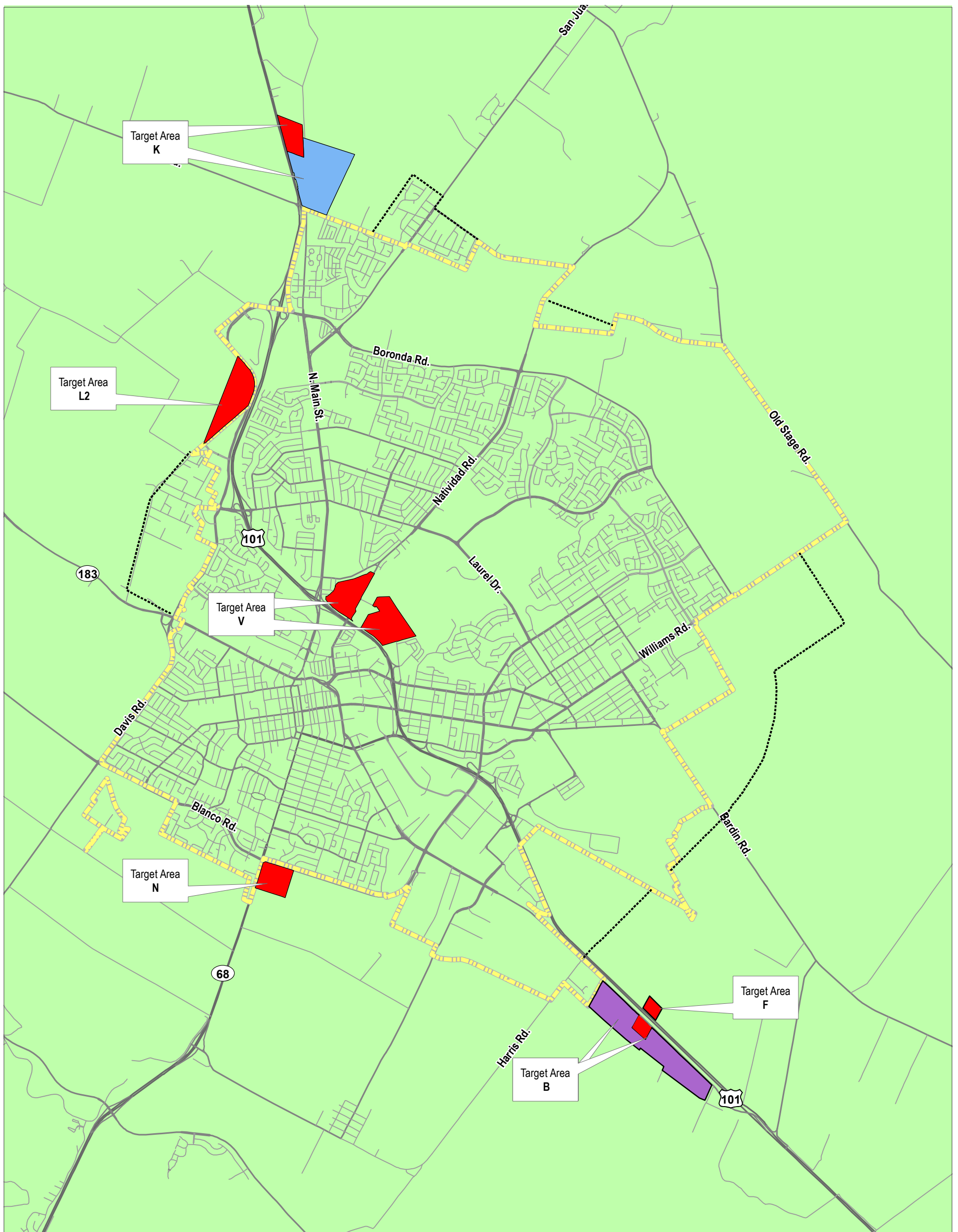
  City Limit     
   Target Areas     
   Sphere of Influence



Source: City of Salinas 2002 and 2014, CBA 2002, Monterey County GIS Database 2010, Esri 2015



Figure LU-1A  
**Future Growth Area Expansion – Economic Development Element**  
 Economic Development Element General Plan Amendments



Source: City of Salinas 2002 and 2014, P&D Consultants 2002, Monterey County GIS Database 2010, Esri 2015



Table LU-3 Development Capacity

	Assumptions				Acres				Projected Dwelling Units/Households				Projected Non-Residential Square Feet (thousands)				Projected Population				
	Maximum Du/Acre	FAR	Average Du/Acre	FAR	Focused Growth Areas	Remaining City	Future Growth Areas	Total	Focused Growth Areas	Remaining City	Future Growth Areas	Total	Focused Growth Areas	Remaining City	Future Growth Areas	Total	Focused Growth Areas	Remaining City	Future Growth Areas	Total	
<b>Open Space Land Use Designations</b>																					
<i>agr</i>	Agriculture	0.1			0	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	
<i>opn</i>	Open Space	0.05			2	106	503	611	0	0	0	0	0	0	0	0	0	0	0	0	
<i>pks</i>	Parks		0.2	0.05	2	<del>1,077</del> 962	193	<del>1,272</del> 157	0	0	0	0	5	<del>2,346</del> 2,096	420	<del>2,771</del> 2,521	0	0	0	0	
<b>Residential Land Use Designations</b>																					
<i>rld</i>	Residential Low Density	8		6.5	9	2,942	1,042	3,992	57	19,121	6,771	25,950	0	0	0	0	211	70,174	24,850	95,235	
<i>rmd</i>	Residential Medium Density	15		11.75	43	856	515	1,414	507	10,060	6,052	16,619	0	0	0	0	1,859	36,922	22,210	60,991	
<i>rhd</i>	Residential High Density	24		16.75	9	658	160	827	153	11,013	2,680	13,846	0	0	0	0	560	40,419	9,837	50,816	
<b>Commercial/Office Land Use Designation</b>																					
<i>ret</i>	Retail																				
	<i>Citywide</i>	10	0.4	0.5	0.25	56	<del>477</del> 592	16	<del>549</del> 664	28	119	8	155	609	<del>5,196</del> 6,006	178	<del>5,984</del> 6,793	103	438	30	570
	<i>Central City</i>	18	3	1.5	1.5	9	0	0	9	13	0	0	13	586	0	0	586	49	0	0	49
	<i>Outside Existing Sphere of Influence</i>		0.4		<u>0.25</u>		<u>0</u>	<u>164</u>	<u>164</u>						<u>1,383</u>	<u>1,383</u>					
<i>off</i>	Office																				
	<i>Citywide</i>	10	0.4	0.5	0.25	41	83	3	126	20	21	1	42	442	898	30	1,371	74	76	5	155
	<i>Central City</i>	22	3	1.5	1.5	42	0	0	42	63	0	0	63	2,724	0	0	2,724	230	0	0	230
	<i>East Romie Lane Corridor</i>	10	1	0.5	0.5	0	47	0	47	0	24	0	24	0	1,030	0	1,030	0	87	0	87
<b>Light Industrial/Industrial Land Use Designations</b>																					
<i>bus</i>	Business Park		0.4	0.35	0	230	<del>0</del> 132	<del>230</del> 362	0	0	0	0	0	3,303	<del>4</del> 1,571	<del>3,503</del> 5,073	0	0	0	0	
<i>gco</i>	Gen. Comm/Lt. Ind.		0.4	0.3	73	540	46	659	0	0	0	0	950	7,057	599	8,607	0	0	0	0	
<i>gin</i>	General Industrial		0.5	0.3	0	641	<del>670</del> 817	1,311	0	0	0	0	0	8,376	<del>8,670</del> 10,173	<del>17,136</del> 18,639	0	0	0	0	
<b>Public/Semipublic Land Use Designations</b>																					
<i>psp</i>	Public/Semipublic		0.4	0.25	58	925	247	1,241	0	0	0	0	636	10,078	2,799	13,513	0	0	0	0	
	<i>Salinas Municipal Airport</i>		0.2	0.05	0	620	0	620	0	0	0	0	0	1,351	0	1,351	0	0	0	0	
<b>Other Land Use Designations</b>																					
<i>mix</i>	Mixed Use																				
	<i>Citywide</i>	10	1	3	0.5	111	0	120	231	332	0	360	692	2,413	0	2,613	5,026	1,220	0	1,321	2,541
	<i>Central City</i>	varies	varies	5.5	3	62	0	62	339	0	0	339	8,056	0	0	8,056	1,244	0	0	1,244	
<i>art</i>	Arterial Frontage		det plan	0.3	5	0.25	39	24	0	62	194	118	0	312	422	258	679	711	434	0	1,145
<b>TOTAL</b>						888	9,248	<del>3,525</del> 3,968	<del>13,328</del> 13,771	1,706	40,377	15,873	<b>58,055</b>	16,844	<del>40,092</del> 40,752	<del>15,401</del> 19,857	<del>72,337</del> 77,343	6,261	148,549	58,253	<b>213,063</b>

1 household = 1 dwelling unit; 3.67 persons per household; FAR = floor area ratio.

**Table LU-ED-1 Additional Economic Development Element Development Capacity**

<b>Target Area</b>	<b>Land Use</b>	<b>Land Demand (gross acres)</b>	<b>Land Demand (net acres)</b>	<b>Building Capacity (square feet)</b>
B	Industrial	147	115	1,502,820
Subtotal		147	115	1,502,820
B	Retail	10	8	87,120
F	Retail	10	8	87,120
K	Retail	30	23	250,470
L1/L1	Retail	74	57	620,730
N	Retail	40	31	337,590
V	Retail	115	74	810,448
Subtotal		279	201	2,193,478
K	Business Park	132	103	1,570,338
Subtotal		132	103	1,570,338
<b>Total</b>		<b>558</b>	<b>419</b>	<b>5,255,959</b>

The Land Demand (Net Acres) column reflects the gross acreage minus acreage required for infrastructure, roadways, etc.

**Table CD-1 Related Goals and Policies by Element**

General Plan Element	Community Design Element Issue Areas		
	Image and Identity	Community Preservation and Enhancement	Community livability
Land Use	2.1, 2.3, 2.4	1.4, 2.6, 3.7	1.1' 1.3, 1.4, 2.4, 2.5, 11.1' 11.2, 11.3, 11.4, 11.5
Housing		1.6, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9	1.1' 1.2, 1.3, 1.4, 1.5, 1.8, 1.9, 1.10, 3.3, 3.4
Conservation/Open Space	3.1, 3.2, 3.3, 3.4	4.1, 4.2, 4.3, 4.4	3.1, 5.1, 6.3, 6.4, 7.1, 7.2, 7.11, 7.12, 8.5, 8.6
Circulation		1.1, 1.8, 3.2, 5.1	1.1' 1.9, 2.5, 2.6, 2.7, 3.2, 3.4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.4
Safety		1.2, 2.1' 2.2, 2.3	1.2, 1.3, 1.4, 2.1, 2.2, 2.3
Noise		1.1, 1.2, 1.4, 2.1, 2.2, 3.1	
<u>Economic Development</u>	<u>LU: 1.14, 1.15,1.16</u> <u>2.4. C: 2.4. RET:</u> <u>1.2, 2.1. QL 1.1</u>	<u>LU: 1.2, 1.3, 1.4,</u> <u>1.15, 1.16. C: 2.13.</u> <u>RET: 1.1. N: 1.1, 2.1,</u> <u>2.3, 2.5, 2.6, 3.1. CA:</u> <u>1.1,1,2,1.3, 1.4. QL:</u> <u>1.2, 1.3</u>	<u>LU: 1.4, 1.10,1.18. C: 2.2,</u> <u>2.13. CA: 1.2. QL: 3.1,</u> <u>3.2, 3.3, 3.4</u>

**Table COS-1 Related Goals and Policies by Element**

General Plan Element	Conservation/Open Space Element Issue Areas								
	Water Supply and Quality	Water Conservation	Agricultural Resources	Cultural Resources	Ecological and Biological Resources	Air Quality	Mineral Resources	Parks and Recreational Facilities	Energy Conservation
Land Use	6.1, 6.2, 6.3, 6.4, 8.2	6.3, 6.4	2.1, 2.3, 2.4, 3.1, 3.8		2.3, 8.3, 8.4	1.4		1.1, 1.4	
Community Design			1.3	2.6	1.3, 1.5	3.1, 3.3, 3.4, 3.6, 3.7, 3.8, 3.9		3.1, 3.8, 3.9	
Housing			3.4, 3.9			1.10, 3.9		1.2	
Circulation						1.1, 1.10, 2.1, 2.6, 2.7, 3.1, 3.2, 3.3, 3.4, 4.1		4.1, 4.2, 4.4, 4.5, 4.6	
Safety			3.4, 4.4		4.4	3.1		1.3	
<u>Economic Development</u>	<u>I: 3.2, 3.4, 3.5, 3.6</u>	<u>I: 3.2, 3.5</u>	<u>LU:1.2, 1.3, 1.7, 1.12</u>	<u>RET: 2.1</u>		<u>LU: 1.20, C: 2.1,2.13</u>		<u>LU: 1.4, 1.16 N: 2.3. QL: 3.1, 3.2</u>	<u>I: 3.5</u>

**Table C-1**

General Plan Element	Circulation Element Issue Areas				
	Roadway System Circulation	Regional Transportation	Public Transportation Needs	Bicycle Access	Pedestrian Access
Land Use	1.4, 2.2, 2.5	3.4, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6	1.4, 9.4, 11.5		
Community Design	1.3, 3.6	3.8	3.8	3.8	3.1, 3.6, 3.7
Housing	1.2		1.10	1.10	1.10
Conservation/Open Space		6.1, 6.3, 6.4	6.4	6.4, 7.12	6.4, 7.12
Safety	2.2, 3.7, 5.2	3.1, 3.7, 3.8, 3.9, 3.10			
Noise	2.1	1.3, 2.2, 2.3			
<u>Economic Development</u>	<u>C: 2.3, 2.5, 2.6, 2.7, 2.9, 2.14</u>	<u>C: 2.1, 2.7, 2.8, 2.10, 2.11, 2.12</u>	<u>C: 2.1, 2.13, CA: 1.2</u>	<u>LU: 1.2, 1.3, C: 2.2, 2.3, 2.13, CA: 1.2, QL: 3.1</u>	<u>LU: 1.2, 1.3, C: 2.13, CA: 1.2, 2.1, QL: 3.1</u>

**Table S-1**

General Plan Element	Circulation Element Issue Areas				
	Community Conflict Resolution and Crime Prevention	Crime Prevention through Environmental Design	Human Activity Hazards	Natural Hazards	Hazard Response
Land Use	5.1, 5.2		3.4, 4.2	4.2, 4.3, 8.1, 8.4	4.1, 5.1
Community Design		2.5, 3.6	1.3, 3.6		
Conservation/Open Space			3.4, 6.1, 6.2, 6.3, 6.4	5.1	
Circulation			1.9, 2.1, 2.4, 2.5, 2.6, 3.1, 3.2, 3.3, 3.4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6		
Noise			1.1, 1.2, 1.3, 1.4, 2.3		
<u>Economic Development</u>	<u>QL 1.1, 1.3</u>	<u>QL 1.2</u>			