

COASTAL CONSERVANCY

Staff Recommendation
April 18, 2024

CARR LAKE RESTORATION AND PARK CONSTRUCTION PHASE 2

Project No. 16-012-03
Project Manager: Hilary Hill

RECOMMENDED ACTION: Authorization to disburse up to \$6,000,000 to the Big Sur Land Trust to undertake the Carr Lake Restoration and Park Construction Project Phase 2, consisting of restoration of 66 acres of wetland and upland habitat and construction of public access improvements at Carr Lake in Monterey County, and adoption of findings under the California Environmental Quality Act.

LOCATION: Carr Lake, Salinas, Monterey County

EXHIBITS

Exhibit 1: [Project Location Map](#)

Exhibit 2: [Project Design](#)

Exhibit 3: [Photos](#)

Exhibit 4: [Project Letters](#)

Exhibit 5: CEQA Initial Study/Mitigated Negative Declaration:
<https://ceqanet.opr.ca.gov/2021050632>

RESOLUTION AND FINDINGS

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes a grant of an amount not to exceed six million dollars (\$6,000,000) to the Big Sur Land Trust (“the grantee”) to undertake the Carr Lake Restoration and Park Construction Project Phase 2 (“the project”), consisting of restoration of 66 acres of wetland and upland habitat and construction of public access improvements at Carr Lake in Monterey County.

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be retained in carrying out the project.
3. A plan for acknowledgement of Conservancy funding.
4. Evidence that all permits and approvals required to implement the project have been obtained.
5. Prior to commencing the project, the grantee shall enter into and record an agreement pursuant to Public Resources Code 31116(d) sufficient to protect the public interest in the improvements.

Findings:

Based on the accompanying staff recommendation and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 5.5 of Division 21 of the Public Resources Code, regarding the Climate Ready Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria.
3. The Big Sur Land Trust is a nonprofit organization organized under Section 501(c)(3) of the U.S. Internal Revenue Code.
4. The Conservancy has independently reviewed and considered the Initial Study/Mitigated Negative Declaration for the Carr Lake Restoration and Park Development Project adopted by the City of Salinas on August 24, 2021 pursuant to the California Environmental Quality Act ("CEQA") and linked to the accompanying staff recommendation as Exhibit 5. The Conservancy finds that the proposed project as designed and mitigated avoids, reduces, or mitigates the potentially significant environmental effects to a less-than-significant level, and that there is no substantial evidence based on the record as a whole that the project will have a significant effect on the environment.

STAFF RECOMMENDATION

PROJECT SUMMARY:

Staff recommends the Conservancy authorize a grant of up to \$6,000,000 to the Big Sur Land Trust (BSLT) to implement the Carr Lake Restoration and Park Construction Project Phase 2 (project). The Carr Lake Restoration and Park Construction Project (Carr Lake Project) will create a new multi-benefit public park and natural open space in the heart of the City of Salinas. The project, which is Phase 2 of the Carr Lake Project, will restore and enhance 66-acres of riparian fish and wildlife habitat, construct stormwater treatment green infrastructure to improve water quality, and build public access improvements to increase access to open space for a disadvantaged and park-poor community.

Salinas, the most populated city in the Central Coast region, is a disadvantaged and park-poor community; it has a ratio of 1.7 acres of park land per 1,000 residents (the national average is about 10 acres and the median for urban communities with similar population densities is 4.65). Carr Lake is located in the center of Salinas and is a seasonally dry, historic lakebed that has been in agricultural production since the 1920s. The community in Salinas has long imagined transforming Carr Lake into a multi-benefit green space, serving as a “central park” in the heart of the city.

With funding from the Conservancy, the BSLT purchased 73 acres at Carr Lake in 2017 and, in close engagement with the local community, began planning to transform Carr Lake into an urban park and open space. The first phase of the Carr Lake Project is to construct a 6-acre neighborhood park at the project site, which will include a variety of typical park amenities, such as children's playgrounds, dog park, BBQ and picnic areas, skate spot, amphitheater, and sport courts. This phase is fully funded and is set to begin construction in Spring 2024.

The proposed project, which is the second phase of the Carr Lake Project, consists of restoration of the remaining 66 acres of the property and construction of trails, boardwalks, and interpretive elements to provide public access to this open space. The project will convert agricultural land to restored riparian and upland habitats, reestablishing 40 acres of diverse upland grassland habitat and 26 acres of riparian habitat, including freshwater emergent wetland, freshwater forested/shrub wetland, and riparian tree grove upland. A seasonal wetland will mimic the historical conditions of Carr Lake, which had variable extents of open water depending on seasonal rainfall patterns. Restoration is designed to maximize benefits to wildlife and a large diversity of native vegetation will vastly improve the current landscape dominated by conventional row crop agriculture.

Restoration will also result in floodplain enhancement, stormwater benefits, and improvements to degraded water quality at the site. Restored wetlands will increase the residence time of water flowing into Carr Lake from the highly urbanized watershed upstream; thus reducing peak flows downstream during a range of storm events; increasing groundwater infiltration rates; and allowing natural filtration by plants to occur to improve water quality. As part of the project, a treatment wetland will be constructed that will include an in-stream basin with two permanent pools and high marsh vegetation. The treatment wetland will remove pollutants and improve water quality from stormwater runoff while also mimicking the natural infiltration, nutrient cycling, and other important ecological functions provided by natural wetlands.

The project will also construct 1.7 miles of trails and boardwalks through the project site to provide public access to restored areas, providing important recreation and public health benefits. Carr Lake is adjacent to neighborhoods predominantly occupied by farm worker families employed in the Salinas Valley agriculture industry, and these communities, as well as surrounding low-income areas, will benefit from the addition of publicly accessible park acreage. The addition of the 66 acres of restored habitat with public access to be provided by this project will bring the ratio of park acres per 1,000 residents in the City of Salinas from approximately 1.7 to 2.1 and will bring a vibrant natural area back to the heart of the city.

Transforming Carr Lake to an urban park and green space for the local community, while providing multiple natural resource benefits, has been envisioned by the community of Salinas

for more than five decades. The Big Sur Land Trust has undertaken a robust community engagement process, involving Salinas residents, various community groups, and city leaders in this project from its inception, to create a resident-driven project that centers their voices and empowers local residents in the development of the project. Over a dozen local organizations make up the Carr Lake Partners Group which have advised and guided the project. The Center for Community Advocacy, a non-profit organization that provides education, orientation, and legal support to farmworkers and other low-income working families in Monterey County and Santa Cruz County, has served as a key project partner providing direct resident engagement, community-based planning and organizing, and outreach for the project. The proposed project will provide an invaluable community asset to the Salinas community.

Site Description: The Carr Lake basin is a 480-acre swath of agricultural fields located in the center of Salinas, a densely populated city of roughly 160,000 people with only 1.7 acres of park space per 1,000 people. Carr Lake is generally bounded by Highway 101, Laurel Drive, Sherwood Drive and Natividad Road, and lies between north and east Salinas (Exhibit 1). The proposed project is located on a 73-acre property within the Carr Lake basin owned by the Big Sur Land Trust.

Over a century ago, Carr Lake was the largest of a seven-lake system that captured water from the upper Gabilan watershed and then discharged the flow into a magnificent network of creeks and wetlands all the way to Monterey Bay. Carr Lake historically oscillated between a shallow lake and swampy wetlands each rainy season, depending on annual variability in rainfall and runoff conditions. During the early part of the 20th century, the three creeks that once flowed naturally through Carr Lake (Gabilan, Natividad, and Alisal Creeks) were channelized and a reclamation ditch was built, all to drain Carr Lake and allow flood-prone areas to be farmed. The low-lying expanse of farm fields at Carr Lake fill up with water during heavy rainy seasons and play a critical role in preventing flooding in nearby neighborhoods. The creeks are now nearly devoid of habitat and carry runoff from upstream urban areas and nearby parcels into the Monterey Bay National Marine Sanctuary. Gabilan Creek is listed in the federal Clean Water Act section 303(d) as an impaired stream for various urban and agricultural pollutants. The reclamation ditch catches more than 90% of Salinas' storm-water runoff and transports it 10 miles to the ocean, flowing through Tembladero Slough and the Old Salinas River Channel west of Castroville, before it meets Elkhorn Slough at the Moss Landing Harbor and flows into Monterey Bay.

Carr Lake is within a severely disadvantaged community and the project site is adjacent to neighborhoods predominantly occupied by farm worker families employed in the Salinas Valley agriculture industry. The project site is adjacent to five schools and within walking distance of eight schools, the local Boys & Girls Club, the City municipal pool, Natividad Hospital, public soccer fields and the City's Sports Complex.

Grant Applicant Qualifications: The Big Sur Land Trust (BSLT) has conserved over 45,000 acres in Monterey County and is nationally accredited by the Land Trust Alliance. BSLT has previously managed grants from the Wildlife Conservation Board and from the State Coastal Conservancy, including a \$2,500,000 grant for the acquisition of Carr Lake awarded in 2016 and a \$488,760 grant for planning of design of this project. BSLT actively manages public access on six key

preserves through hikes, events, and outdoor youth programming. BSLT is developing a long-term use and management agreement with the City of Salinas, who is expected to take on ownership and oversight of the entire park at Carr Lake (from an operational standpoint), while BSLT manages implementation and maintenance of the restoration area. This close partnership will enable successful park management into the future.

CONSISTENCY WITH CONSERVANCY’S PROJECT SELECTION CRITERIA:

The proposed project is consistent with the Conservancy’s Project Selection Criteria, last updated on September 23, 2021, in the following respects:

Selection Criteria

1. Extent to which the project helps the Conservancy accomplish the objectives in the Strategic Plan.

See the “Consistency with Conservancy’s Strategic Plan” section below.

2. Project is a good investment of state resources.

The project advances key priorities of the State’s 30 X 30 Executive Order by 1) restoring biodiversity to degraded wetland and upland habitat, and 2) expanding access to nature to urban communities that have barriers to accessing nature. The project provides multiple benefits to the region (see “Project delivers multiple benefits and significant positive impact” section below). The project also fulfills the City of Salinas’s 2003 Vision Plan for a multi-benefit Carr Lake Regional Park to address the need for park lands, flood management and water quality improvement.

3. Project includes a serious effort to engage tribes. Examples of tribal engagement include good faith, documented efforts to work with tribes traditionally and culturally affiliated to the project area.

In March 2024, “Ensen Community Park” was selected as the new name for the park. “Ensen” is an Indigenous word that means blackberry, an important food source for Indigenous people in the area. The Tribal Chairwoman of the Ohlone Costanoan Esselen Nation (OCEN) first identified this potential name, which then received the most support in the community engagement process for re-naming the park.

The Big Sur Land Trust has partnered with OCEN on this project in additional ways, including consulting the Tribe on the selection of the cultural resource consultant, tribal monitoring of ground disturbance, and development of interpretive signage for the proposed project that will give voice to the story of indigenous people. The Big Sur Land Trust has an ongoing relationship with OCEN and anticipates additional ways the Carr Lake project site can provide opportunity for tribal gatherings, ceremony, and cultural education. During construction of the proposed

project, a qualified archeologist and tribal representative will monitor initial ground disturbing activities.

4. Project benefits will be sustainable or resilient over the project lifespan.

The project is designed to be resilient to climate change impacts, such as increased storms. Through wetland creation, the project is expected to reduce greenhouse gas emissions and provide valuable carbon sequestration benefits. BSLT is partnering with the Central Coast Wetlands Group to actively monitor the climate change impacts associated with implementation of this project, including greenhouse gas emissions and carbon sequestration.

5. Project delivers multiple benefits and significant positive impact.

This project offers an array of benefits to the environment and local community and is a true multi-benefit project. The proposed project will restore the site to its original seasonal wetlands and perennial vegetation of native grasses, shrubs, and trees, increasing diversity of wildlife and vastly improving the current landscape dominated by conventional row crop agriculture. The project will directly benefit several special status species observed in the watersheds above Carr Lake: California Tiger Salamander, California Red-Legged Frog, and the South-Central California Coast Steelhead. Restoration of native vegetation will facilitate the reduction of greenhouse gas emissions through carbon sequestration and will improve air quality. The project offers multiple stormwater benefits including reducing peak flows downstream, increasing groundwater infiltration rates, and improving water quality by reducing erosion and the transport of sediment and nutrients. The proposed project will also provide access to nature to a disadvantaged and park-poor community.

Lastly, in developing the proposed project, BSLT has provided workforce development through engaging the Monterey County Workforce Development Youth Cadre program (ages 19-23) and the County Workforce Development Board (ages 18-24) with on-site education about the project, native plant restoration, and ecology, and through their participation in hands-on stewardship tasks. These partnerships are planned to continue, and BSLT is pursuing utilizing the California Conservation Corps for implementation of the proposed project.

6. Project planned with meaningful community engagement and broad community support.

BSLT has involved Salinas residents, community groups, and city leaders in the project from its inception, as the goal has been to create a project that responds to community needs and values. Meaningful community engagement started in 2016, before the property was purchased, to identify key partners and lay the foundation for a resident-driven project. From this initial outreach emerged the Carr Lake Partners Group who met regularly to provide input and guide the project in its formative stages, and who continue to be available to provide advice. Partners include representatives from over a dozen Salinas-based organizations, including Building Healthy Communities, Center for Community Advocacy, California State University Monterey Bay's Habitat Stewardship Project, Monterey County Health Department, Community Housing Improvement and Planning Systems Association, the Urban Arts Collaborative, Motivating Individual Leadership for Public Advancement, Local Urban Gardeners, the Epicenter, BAKTUN 12, Alisal Center for the Fine Arts, the Alisal Community Arts

Network, the Action Council of Monterey County, and City of Salinas (Parks and Recreation, Community Development, and Public Works Departments).

Since 2018, BSLT and the Carr Lake Partners Group have worked collectively to engage various sectors of the Salinas community through BSLT-hosted events, outreach efforts with individual organizations, and participation in community events sponsored by the City of Salinas or other partner organizations. BSLT contracted with the Center for Community Advocacy, an organization that works with farmworkers and low-income working families, to carry out community outreach for the project. Outreach methods included distributing bilingual materials through social media, email, newsletters, schools, and door-to-door canvassing. At each community meeting BSLT provided free-of-charge childcare, dinner, and translation services.

BSLT has also partnered with the Habitat Stewardship Project to create a ¼ acre Native Plant Restoration Demonstration Garden at the project site. Over 600 volunteers, including residents and students from local elementary, middle, and high schools, have contributed their time in helping establish and maintain this native plant garden, which has become a center for community engagement and has garnered strong community ownership.

Overall since 2017, over 6,700 people have participated in the Carr Lake Project’s community engagement activities, from site tours, community meetings, stewardship and education activities in the garden, attending city meetings, participating in the naming process, and signing petitions in support of the project.

PROJECT FINANCING

Coastal Conservancy	\$6,000,000
California Natural Resources Agency Urban Greening Program	\$3,693,917
California Department of Water Resources Urban Streams Restoration Program	<u>\$2,500,000</u>
Project Total	\$17,285,000

Conservancy funding is anticipated to come from a Fiscal Year 2023/24 appropriation from the General Fund to the Conservancy for the purpose of “urgent sea level rise adaptation and coastal resilience needs using nature-based solutions or other strategies” (Budget Act 2023, SB 101). The coastal resilience funds are available as described in Section 52 of Chapter 258 of the Statutes of 2021, which sets forth a detailed description of the purposes of the coastal resilience funds, including coastal resilience projects, restoration of coastal habitat and Climate Ready projects. The proposed project is consistent with this funding source because it will restore coastal habitats within the project site and build resilience to the impacts of climate change for the City of Salinas and downstream properties.

BSLT has secured funding from the California Natural Resources Agency’s Urban Greening Program and California Department of Water Resources’ Urban Streams Restoration Program.

BSLT is applying for additional grants to fill the remaining funding gap for the project. The sources of funding described above are estimates, as the Conservancy does not typically require matching funds or in-kind services, nor does it require documentation of expenditures from other funders or of in-kind services. Typical grant conditions require grantees to provide any funds needed to complete a project.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

Conservancy funding of the proposed project is consistent with Chapter 5.5, regarding Integrated Coastal and Marine Resources Protection (Section 31220) of the Conservancy's enabling legislation, Division 21 of the Public Resources Code. Section 31220(a) authorizes the Conservancy to award grants for coastal watershed projects that meet one or more criteria of Section 31220(b). Section 31220(b)(6) authorizes the Conservancy to award grants for the purpose of acquiring, protecting, and restoring coastal wetlands, riparian areas, floodplains, and other sensitive watershed lands, including watershed lands draining to sensitive coastal or marine areas. Consistent with this section, the proposed project will result in restoration of the Carr Lake property containing three creeks in the Gabilan watershed that drain into Elkhorn Slough and Monterey Bay, which are sensitive coastal resources.

Consistent with Section 31220(a), staff has consulted with the State Water Resources Control Board in the development of the project to ensure consistency with Chapter 3 of Division 20.4 of the Public Resources Code, regarding the Clean Beaches Grant Program.

Consistent with Section 31220(c), the project is consistent with local watershed management plans and water quality control plans adopted by the State Water Resources Control Board and Regional Water Quality Control Boards, as discussed in detail below under "Consistency with Local Watershed Management Plan/State Water Quality Control Plan." The project includes a monitoring and evaluation component.

CONSISTENCY WITH CONSERVANCY'S [2023-2027 STRATEGIC PLAN](#):

Consistent with **Goals 1.1 Commit Funding to Benefit Systemically Excluded Communities** and **1.3 Support Systemically Excluded Communities**, the proposed project was co-visioned with residents from the surrounding systemically excluded community and will result in a new park for that community.

Consistent with **Goal 3.2 Restore or Enhance Habitats**, the proposed project will restore approximately 66 acres of native wetland, riparian and upland habitat.

Consistent with **Goal 4.3 Multi-Benefit Nature-Based Climate Adaptation** – the proposed project includes both climate adaptation benefits such as increased floodwater retention and infiltration, along with improvements to water quality, native species habitat, and public access.

CONSISTENCY WITH LOCAL WATERSHED MANAGEMENT PLAN/STATE WATER QUALITY CONTROL PLAN:

Projects undertaken pursuant to Chapter 5.5 of Public Resources Code Division 21 (Section 31220) must be consistent with local watershed management plans, if available, and with water quality control plans, adopted by the state and regional water boards. The Water Quality Control Plan for the Central Coastal Basin adopted by the Regional Water Quality Control Board states that discharges of nutrients are occurring at levels in surface waters that are impairing a spectrum of beneficial uses and, therefore, constitute a serious water quality problem in the lower Salinas River watershed, including the Reclamation Ditch. Restoration of wetlands, including a treatment wetland, on the Carr Lake property will reduce nutrient flows into the Reclamation Ditch and therefore is consistent with the water quality goals of the plan.

The proposed project is also consistent with the Greater Monterey Area Integrated Watershed Management Plan. Consistent with the plan's Natural Resource Enhancement goal, the proposed project will restore segments of three creeks. Consistent with the Flood Control goal, implement an integrated watershed approaches to flood management through collaborative and community-supported processes. Consistent with the plan's Water Quality goals, the proposed project will improve water quality draining to the coast by restoring wetland areas that can mitigate pollution downstream.

CEQA COMPLIANCE:

On September 14, 2021, the City of Salinas adopted the Initial Study/Mitigated Negative Declaration for the Carr Lake Restoration and Park Development (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) (State Clearinghouse #2021050632) and approved the Carr Lake Restoration and Park Development project. The proposed project is a component of the project analyzed in the IS/MND. Conservancy staff concurs that there is no substantial evidence that the proposed project will have a significant effect on the environment.

The IS/MND identified potentially significant environmental effects in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources. With the project's incorporated mitigation measures, summarized below, these environmental effects will be less than significant.

Aesthetics

The proposed project includes lighting in the parking area which could create additional light and glare. However, compliance with the City's lighting standards will reduce any impact to less than significant. Mitigation Measure AES-1 requires submittal of a lighting plan for review by the City to ensure consistency with City standards.

Air Quality

Construction of the proposed project will result in the release of air quality contaminants, particularly from particulate matter (PM10). Individually the impact of the proposed project would not be significant, but cumulative impact with other air pollutant sources in the area is potentially significant. Mitigation Measure AQ-1 outlines several best practices to limit generation of dust and other particulate matter. This includes a daily acreage limit on grading and excavation, limiting work on windy days, using water to suppress dust, covering truck beds and storage piles, limiting speeds to 15 mph, and using gravel to clean tires before entering public roads. AQ-2 requires consultation with the Monterey Bay Air Resources District regarding potential diesel impacts and implementation of Air District requirements to address this risk. Finally, AQ-3 requires that all applicable permits from the Monterey Bay Air Resources District be obtained for building demolition and construction. With these mitigation measures, the potential cumulative impacts of the project will be less than significant.

Biological Resources

Currently the project site does not support high quality habitat because it has been used for decades for row crop agriculture. A biological report found that several special status species may occasionally be found on site including California Red-Legged Frog, Steelhead, California Tiger Salamander, Western Pond Turtle, and Burrowing Owl. Overall, the Carr Lake Restoration and Park Project will improve conditions for these species and other native flora and fauna, but construction activities could have a temporary potentially significant impact on special status species. The proposed project will regrade portions of two creeks that run through the project site: Hospital Ditch runs along the northwest boundary of the site and Gabilan Creek runs along the northeast and eastern portion. Overall these changes will result in improved conditions for wetland and riparian habitat. However, construction activities could result in potentially significant impacts to wetland and riparian habitat.

Identified mitigation measures will reduce these two potential impacts to less than significant.

- Bio-1 will mitigate temporary impacts to wetland and riparian habitat by implementing the following best management practices (BMPs):
 - Obtain all necessary permits from regulating agencies, such as the US Army Corps of Engineers, California Department of Fish and Game (CDFW), Regional Water Quality Control Board, and City of Salinas;
 - Install temporary construction fencing to prevent inadvertent impacts to herbaceous riparian/wetlands located outside the project area.
 - Install erosion control BMPs to prevent impacts to downstream sections of Gabilan Creek, Hospital Ditch, or nearby Natividad Creek.
 - Implement the Restoration Plan and monitor plan implementation and success of revegetation for a five year period after construction;
 - Control invasive, non-native plant species. Monitor removal and control measures for a five year period after construction;

- 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;
- Minimize the number of access routes, number and size of staging areas, and the total area of the activity.
- Restore areas of temporary impact with native vegetation.
- Bio-2 outlines BMPs to minimize impacts to raptors and migratory birds including avoiding activities during the nesting season if possible, conducting pre-construction surveys to identify any raptor or migratory bird nests, and restricting work in the area of any active nests identified.
- Bio-3 will mitigate potential impacts to special status species by implementing the following BMPs:
 - Obtain all necessary permits and authorizations from CDFW, U.S. Fish and Wildlife Service and National Marine Fisheries Service and implement their requirements.
 - BMPs to minimize potential impacts to listed California red-legged frog and California tiger-salamander include: conduct pre-construction surveys to find and relocate species out of work area; conduct training session for construction personnel on minimizing impacts to species and their habitats; properly contain all trash on site; perform refueling, maintenance, and staging of equipment and vehicles at least 20 meters from any riparian habitat or water body; restore areas of temporary impact with native vegetation; minimize the number of access routes, number and size of staging areas, and the total area of the activity; and use appropriate screens on dewatering pumps.
 - Additional BMPs to minimize potential impacts to steelhead and chinook salmon include having a qualified biologist remove any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes that are encountered on site; and following detailed specifications for the dewatering system.

Cultural Resources

No known cultural resources are known to occur at the project site. However, if human remains were uncovered during excavation activities, it would be a potentially significant impact. If any cultural resources are encountered, Mitigation Measure CU-1 requires work to stop until appropriate mitigation measures are put in place. Mitigation Measure CU-2 requires preparation of an Archaeology Monitoring Plan and monitoring of initial ground-disturbing activities by a qualified archaeologist and a representative from an applicable Tribal Cultural Nation. With these mitigation measures, the impacts to Cultural Resources would be less than significant.

Transportation

The proposed project includes some redesign of traffic patterns including installing 2 new driveways into Sherwood Drive which would create a potentially significant hazard. To reduce this hazard, mitigation measure TR-1 requires installation of a raised median on Sherwood Drive. In addition, the City of Salinas General Plan identifies a portion of the project site as a potential future road extension and does not allow construction of structures within that area. To maintain consistency with the existing General Plan, TR-1 requires that a "No-Build Agreement" be recorded on the project site which will prohibit the construction of permanent structures or facilities within the area of the proposed alternative alignment. With these measures, impacts to transportation will be less than significant.

Tribal Cultural Resources.

No known tribal cultural resources are known to occur at the project site; however, excavation activities could uncover previously unknown resources. Mitigation measures TCR-1 and TCR-2 will ensure that any impacts to discovered resources are less than significant. These mitigation measures are the same as CU-1 and CU-2.

With implementation of the project's mitigation measures, environmental effects to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources will be less than significant. Staff recommends that the Conservancy find that the project as mitigated avoids, reduces, or mitigates the potentially significant environmental effects to a level of less-than-significant and that there is no substantial evidence that the project will have a significant effect on the environment.

Upon approval of the project, Conservancy staff will file a Notice of Determination.