

**Notice of Determination**

**FILED**

MAY 22 2020

To:  Office of Planning and Research

From: Public Agency: City of Salinas - Community Development Department

For U.S. Mail: Street Address  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 Sacramento, CA 95814

Address: 65 West Alisal St. DEPUTY

Contact: Thomas Wiles, Senior Planner  
Phone: 831-758-7206

2020-0038

County Clerk  
County of: Monterey  
Address: P.O. Box 29  
Salinas, CA 93920-0570

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

State Clearinghouse Number (If Submitted to SCH): SCH# 2019109058

Project Title: Salinas Airport Development Lease Project (Miscellaneous 2019-015)

Project Applicant: City of Salinas

Project Location (include county) 1341 Mercer Way, Salinas, Monterey County, APN: 003-862-001-000

**Project Description**  
The project sponsor (RNB Associates, Inc. and Green Valley Corporation) would lease approximately 13.25 acres of vacant land (project site) from the City of Salinas (the "Ground Lease"), and in turn lease approximately 5.72 acres of the project site back to the City of Salinas for use as a Public Works Corporation Yard. The Public Works Corporation Yard would provide vehicle and equipment repair and storage, administrative support, and other operations related to the maintenance of public facilities and is anticipated to be located in the southwest portion of the project site. The remainder of the site (approximately 7.53 acres) would be developed to accommodate light industrial and/or warehouse uses, with a maximum building square footage of no more than 40 percent of the site area (approximately 130,332 square feet).

Allowable uses for the site would be specified in the Ground Lease to include minor telecommunications facilities, indoor vehicle storage, limited industry, laboratories, warehousing, maintenance and repair services (city corporation yard), and research and development services. The site would be developed in accordance with the Development Regulations and Design Standards of the City's Industrial - Business Park (IBP) Zoning District. Surface parking, landscaping, lighting, and other site improvements would be provided

as mandated by the City.

The project would involve removing Jeffery Avenue, Anderson Avenue, the unnamed roadway between Jeffery Avenue and Anderson Avenue, the small storage shed, existing trees, and any other existing facilities on site.

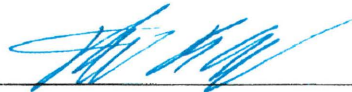
This is to advise that the City of Salinas, acting as the Lead Agency, approved the above described project on May 12, 2020, and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provision of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901

Signature (Public  
Agency)



Title

*Senior Planner*

Date May 15, 2020

Date Received for Filing and Posting at OPR:

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Governor's Office of Planning & Research

JUN 11 2020

STATE CLEARINGHOUSE