



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
 (831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATIONS

DATE: AUGUST 18, 2023

TO: INTERESTED PARTIES

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
 GENERAL PLAN AMENDMENT NO. 2022-002/REZONE NO. 2022-002/ENVIRONMENTAL REVIEW NO. 2022-010 - SB-2 REMAINING SITES:
 TO CHANGE THE GENERAL PLAN DESIGNATION OF FIVE (5) PROJECT SITES TO MIXED USE AND REZONE THE SAME FIVE PROJECT (5) SITES TO MIXED-USE (MX)**

- 1. Alisal Marketplace**
- 2. Edge of Downtown/Front and John Streets**
- 3. Foods Co Shopping Center**
- 4. Laurel West Shopping Center**
- 5. Sears (Northridge Mall)**

The City of Salinas (Applicant and Lead Agency) proposes General Plan Amendment (GPA) No. 2022-002, Rezone (RZ) No. 2022-002, and Environmental Review (ER) No. 2022-010 that would amend the General Plan land use designation and rezone various parcels of land located in selected opportunity areas of the city (“Project”). GPA No. 2022-002 and RZ No. 2022-002 would change the selected parcels designated land use to “Mixed Use” and zoning to “MX – Mixed Use” from their current land use designations and zone districts. The selected parcels are further identified as 1. Alisal Marketplace, 2. Edge of Downtown/Front and John Streets, 3. Large Shopping Center/Foods Co, 4. Large Shopping Center/Sears (Northridge Mall), and 5. Large Shopping Center/Laurel West Shopping Center (“Project sites”).

Table 1. Project Sites and Location Summary

| Project Site | Location | APNs | Area |
|--------------------|--|--|------------|
| Alisal Marketplace | Adjacent to East Alisal Street between Front Street and Griffin Street | 003-051-082-000, 003-051-083-000, 003-051-065-000, 003-051-054-000, 003-051-055-000, 003-051-008-000, 003- | 12.1 acres |

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| | | 052-001-000, 003-052-002-000, 003-052-018-000, 003-052-019-000, 003-052-023-000, 003-052-032-000, 003-052-017-000, 003-052-031-000, 003-041-029-000, 003-041-031-000, 003-041-001-000, 003-041-028-000 | |
| Edge of Downtown/Front and John Streets | Adjacent to John Street between Abbott Street and Front Street | 002-362-021-000, 002-362-008-000, 002-362-009-000, 002-362-015-000, 002-362-017-000, 002-362-019-000, 002-362-020-000, and 002-382-072-000 | 3.7 acres |
| Foods Co Shopping Center | Southeast corner of East Alisal Street and South Sanborn Road | 003-894-005-000, 003-894-006-000, 003-891-014-000, 003-891-015-000, 003-891-016-000, 003-891-017-000, 003-891-018-000, and 003-891-019-000 | 13.5 acres |
| Laurel West Shopping Center | East of North Davis Road between West Laurel Drive/Calle Del Adobe and Larkin Street | 261-711-037-000, 261-711-070-000, 261-711-065-000, 261-711-024-000, 261-711-017-000, and 261-711-025-000 | 16.2 acres |
| Sears (Northridge Mall) (portion) | Northwest corner of North Main Street and Madrid Street | 253-201-054-000 (portion) | 8.41 (portion) Note: the entire parcel is 10.5 acres |

The project is intended to encourage the development of higher density development that would provide new housing that would be consistent with the Salinas General Plan. This project is being partially funded by Senate Bill 2 grant for the purpose of increasing housing production in the city. The project does not involve construction or other physical changes to the site because there are currently no development proposals.

Environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been prepared for the project. Based on the environmental document, the project will not have a significant effect on the environment.

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One (1) MND per Project site for a total of five (5) MNDs. Copies of the MNDs and Initial Studies are available at the following locations: City of Salinas Community Development Department, 65 West Alisal Street and online at

<https://www.cityofsalinas.org/Business/Public-Notices>.

Documents referenced in the MND are available for public review at City of Salinas Community Development Department. If you have questions, please contact the project planner, Oscar Resendiz, at (831) 775-4259 or at oscarr@ci.salinas.ca.us.

Written comments on the environmental document will be received from **August 18, 2023** through **September 6, 2023**.

For Responding Agency Use: An Initial Study and draft MND are attached for your review. The space below may be used to indicate that your agency has no comments, or to state brief comments.

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS _____

Return to: Oscar Resendiz, Associate Planner
City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901
oscarr@ci.salinas.ca.us

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

- 1. Applicant: City of Salinas
- 2. Permit Center Public Notice Board (post)
- 3. City Clerk Public Notice Board (post)

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4. County Clerk's Office
5. State Clearinghouse
6. Association of Monterey Bay Area Governments
7. Salinas City Elementary School District
8. Salinas Union High School District
9. California Water Services Company
10. Pacific Gas & Electric
11. Comcast
12. Transportation Agency of Monterey County
13. Monterey County Department of Public Works
14. John Steinbeck Library
15. Salinas Valley Chamber of Commerce
16. CHISPA
17. Center for Community Advocacy
18. Housing Authority of the County of Monterey
19. Central Coast Regional Water Quality Control Board (Region 3)
20. Monterey County Water Resources Agency
21. Monterey Bay Air Resources District
22. Monterey County Planning and Building Inspection Department
23. Land Watch
24. Native American Heritage Commission
25. Ohlone/Coastanoan-Esselen Nation
26. Esselen Tribe of Monterey County
27. Santa Ynez Band of Chumash Indians
28. Alisal Union School District
29. Santa Rita Union School District
30. Hartnell Community College
31. Republic Services of Salinas
32. Monterey Salinas Transit
33. Cesar Chavez Library