

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: City of Salinas General Plan Amendment No. 2022-002 and Rezone No. 2022-002 for Alisal Marketplace
Lead Agency: City of Salinas, Community Development Department
Mailing Address: 65 West Alisal Street, 2nd Floor
City: Salinas, CA Zip: 93901
Contact Person: Oscar Resendiz
Phone: (831) 775-4259
County: Monterey

Project Location: County: Monterey City/Nearest Community: Salinas
Cross Streets: East Alisal Street between Front Street and Griffin Street Zip Code: 93901
Longitude/Latitude (degrees, minutes and seconds): 36 ° 40 ' 28.9 " N / 121 ° 38 ' 41.4 " W Total Acres: 12.1
Assessor's Parcel No.: Various, see project description Section: Twp.: 14 Range: 3 Base: MDB
Within 2 Miles: State Hwy #: 101 Waterways: Alisal Creek
Airports: Salinas Municipal Airport Railways: Union Pacific Schools: SCESED, Salinas High School District

Document Type:
CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other: No development proposed

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Commercial and industrial/CR and IGC/Retail and General Commercial/Light Industrial

Project Description: (please use a separate page if necessary)

General Plan Amendment (GPA) No. 2022-002 and Rezone No. 2022-002 are filed by the City of Salinas (Applicant) and pertain to 18 parcels that are generally located adjacent to East Alisal Street between Front Street and Griffin Street ("Project site") and total approximately 12.1 acres. The site is identified by the Monterey County Assessor as APNs 003-051-082-000, 003-051-083-000, 003-051-065-000, 003-051-054-000, 003-051-055-000, 003-051-008-000, 003-052-001-000, 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. GPA No. 2022-002 requests a land use change from Retail and General Commercial/Light Industrial to Mixed-Use. Rezone No. 2022-002 requests a rezone from CR - Commercial Retail and IGC - Industrial General Commercial to MX - Mixed Use, consistent with the proposed land use designation. No physical development is proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/18/23 Ending Date 9/6/23

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>City of Salinas, Community Development Department</u>
Address: <u>1234 O Street</u>	Address: <u>65 West Alisal Street, 2nd Floor</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Salinas, CA 93901</u>
Contact: <u>Bonique Emerson, VP of Planning</u>	Phone: <u>(835) 775-4259</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Date: 8/18/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.