



COUNTY OF MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
 1441 SCHILLING PL SOUTH, 2nd FLOOR
 SALINAS, CALIFORNIA 93901

NOTICE OF DETERMINATION

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| <input checked="" type="checkbox"/> | TO: State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814 | FROM: Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 nd Floor Salinas, CA 93901 Contact: Fionna Jensen Phone: (831) 796-6407 |
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| <input checked="" type="checkbox"/> | TO: County Clerk County of Monterey 168 West Alisal St 1 st Floor Salinas, CA 93901 | Lead Agency (if different from above): Address: Contact: Phone: |
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023090503

Project Title: Salinas 101 LLC (The Sobel Company Inc.)

Project Applicant: Salinas 101 LLC

Project Location (include County): Intersection of Highway 101, Sala Road & Harrison Road, Salinas (County of Monterey Unincorporated Area)
 [Assessor's Parcel Number 113-091-017-000]

Project Description: Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet.

This is to advise that the County of Monterey Planning Commission has approved the above
 (Lead Agency or Responsible Agency)

described project on November 8, 2023 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. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of 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 provisions of CEQA.

This Project's approval or determination became final* on November 27, 2023.

*Note - a project approval or determination becomes final when either the appeal deadline has run on the determination, or the determination was made by the final appropriate authority.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: County of Monterey Housing & Community Development – Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901.

Signature (Public Agency): 

Title: Senior Planner

Date: November 28, 2023

Date Received for filing at OPR _____