

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: Downtown Parking Lot and Intermodal Transportation Center Rezone Project

Lead Agency: City of Salinas Contact Person: Lisa Brinton
 Mailing Address: 65 West Alisal Street, 2nd Floor Phone: 831-775-4239
 City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Salinas

Cross Streets: Various Zip Code: 93901

Longitude/Latitude (degrees, minutes and seconds): 36 ° 40 ' 30.6 " N / 121 ° 39 ' 24.9 " W Total Acres: 10.4

Assessor's Parcel No.: multiple Section: 29,32,33 Twp.: 14S Range: 3E Base: Mt Diablo

Within 2 Miles: State Hwy #: 101, 183, 68 Waterways: Tembladero Slough, Main Canal

Airports: none Railways: UPRR, Amtrak Schools: Sacred Heart, Roosevelt Elem

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>500</u> Acres <u>8.32</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>125,000</u> Acres <u>2.08</u> Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>energy, wildfire</u> |

Present Land Use/Zoning/General Plan Designation:

Land Use/GP Designation: Retail, Public/Semipublic (PS), Mixed Use (MX); Zoning: PS, Commercial Retail (CR)

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

The project would involve rezoning (through a Zoning Code amendment) six sites from Public/Semipublic (PS) and/or Commercial Retail (CR) to Mixed Use (MX) and expanding the Downtown Core (DC) Overlay to include the Intermodal Transportation Center (ITC) site, to allow for greater housing density and more flexible development standards. The project also involves a General Plan amendment for the ITC, Lot 8, Lot 12, and Permit Center and Parking Garage land use designation changes from PS to MX. The project does not involve construction or other physical changes; however, reasonable assumptions for demolition (of paved parking areas and extant buildings), buildout (500 residential units and 125,000 square feet of commercial), building height and massing, and other features at each site. This project is being fully funded by Senate Bill 2 grant funding for the purpose of increasing housing production in the city. The six rezone sites are: (1) Parking Lot 1, Salinas Street between West Alisal Street and West Gabilian Street, mid-block; (2) Parking Lot 5, southwest corner of Monterey Street and East Alisal Street; (3) Parking Lot 8, southeast corner of Lincoln Avenue and West Gabilian Street; (4) Parking Lot 12, northwest corner of Lincoln Avenue and West Gabilian Street; (5) ITC, northwest corner of North Main Street and West Market Street; and (6) Permit Center and Parking Garage, 65 West Alisal Street between Lincoln Avenue and Salinas Street.

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.

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".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Caltrans District # 5 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 3 |
| <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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 19, 2021 Ending Date August 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Salinas</u>
Address: <u>437 Figueroa Street, Suite 203</u>	Address: <u>65 W. Alisal Street, 2nd Floor</u>
City/State/Zip: <u>Monterey, California 93940</u>	City/State/Zip: <u>Salinas, California 93901</u>
Contact: <u>Megan Jones</u>	Phone: <u>831-775-4239</u>
Phone: <u>831-333-0310</u>	

Signature of Lead Agency Representative: *Lisa Brunton* Date: 7/14/2021

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