

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: 1 Preston Street Project 36.683732, -121.655610

Lead Agency: City of Salinas Contact Person: Oscar Resendiz
 Mailing Address: 65 West Alisal Street, 2nd Floor Phone: 831-775-4259
 City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Salinas
 Cross Streets: Preston Street, Martella Street, W Menke Street, W Rossi Street, North Main Street Zip Code: 93901

Longitude/Latitude (degrees, minutes and seconds): 36 ° 41 ' 3 " N / 121 ° 39 ' 20 " W Total Acres: 2.6

Assessor's Parcel No.: 003-161-008-000 Section: 29 Twp.: 14S Range: 3E Base: Mt Diablo

Within 2 Miles: State Hwy #: 101, 183, 68 Waterways: Main Canal
 Airports: none Railways: UPRR, Amtrak Schools: Salinas City Elem & Salinas Union HS

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 76 Acres 2.6
 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: _____

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: energy, wildfire

Present Land Use/Zoning/General Plan Designation:

GP Designation: Residential Medium Density (8-15 units/acre) / Zoning Designation: Residential Medium Density (R-M-3.6)

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

The 1 Preston Street Project would involve a General Plan Amendment (GPA) and Rezone (RZ) to modify the existing land use and zoning designations of the vacant 2.6-acre lot at 1 Preston Street. The proposed GPA would change the General Plan land use designation of Residential Medium Density (8-15 units/acre) to Residential High Density (15-20 units/acre). The RZ would change the zoning from Residential Medium Density (R-M-3.6) to Residential High Density (R-H-2.1). The purpose of the proposed GPA and RZ is to facilitate the production of high-density housing, consistent with the City's General Plan. The GPA and RZ would affect 2.6 acres and would facilitate the development of up to approximately 76 housing units (anticipating a density bonus) across approximately 129,202 square feet. 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 funding for the purpose of increasing housing production in the city.

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 January 27, 2023 Ending Date February 26, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Salinas</u>
Address: <u>2511 Garden Road, Suite C-250</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:  Date: 01/23/2023

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