



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 A MITIGATED NEGATIVE DECLARATION

DATE: JANUARY 27, 2023

TO: INTERESTED PARTIES

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
1 PRESTON STREET PROJECT**

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 does not involve construction or other physical changes to the site because there are currently no development proposals. 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.

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.

Copies of the MND and Initial Study are available at the following locations: City of Salinas Community Development Department, 65 West Alisal Street and online at <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review>. Documents referenced in the MND are available for public review at City of Salinas

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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 **January 27, 2023** through **February 26, 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)
- 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

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11. Comcast
12. Union Pacific Transportation Company
13. Department of Transportation – District 5 - Systems Planning and Programming Branch
14. Transportation Agency of Monterey County
15. Monterey County Department of Public Works
16. John Steinbeck Library
17. Salinas Valley Chamber of Commerce
18. CHISPA
19. Center for Community Advocacy
20. Housing Authority of the County of Monterey
21. Salinas Association of Realtors
22. Central Coast Regional Water Quality Control Board (Region 3)
23. Monterey County Water Resources Agency
24. Monterey Bay Air Resources District
25. Monterey County Planning and Building Inspection Department
26. U.S. Department of Housing and Urban Development
Office of Community Planning and Development
27. State Office of Housing and Community Development
28. Federal Emergency Management Agency (FEMA)
29. U.S. Army Corps of Engineers
30. Land Watch
31. Native American Heritage Commission
32. Ohlone/Coastanoan-Esselen Nation
33. Esselen Tribe of Monterey County
34. Santa Ynez Band of Chumash Indians