

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: John Street and Abbott Street Mixed Use Development ProjectLead Agency: City of SalinasContact Person: Robert LatinoMailing Address: 65 West Alisal Street, 2nd FloorPhone: 831-758-7206City: SalinasZip: 93901County: Monterey**Project Location:** County: Monterey City/Nearest Community: SalinasCross Streets: John Street and Abbott Street; Abbott Street and Spicer Street Zip Code: 93901Longitude/Latitude (degrees, minutes and seconds): 36 ° 40 ' 9.7 " N / -121 ° 38 ' 47.2 " W Total Acres: 19.7Assessor's Parcel No.: multipleSection: 29Twp.: 14SRange: 3EBase: Mt. DiabloWithin 2 Miles: State Hwy #: 101, 183, 68Waterways: Alisal CreekAirports: noneRailways: UPRR, AmtrakSchools: Lincoln, Sherwood, Monterey Park, Los Padres Elem**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: _____

 FONSI**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 242 Acres _____ Office: Sq.ft. 30,900 Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. 107,900 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: sewer line upsizing**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:**Land Use/GP Designation: Office, General Industrial. Zoning: Commerical Office, Industrial General**Project Description:** *(please use a separate page if necessary)*

The project would involve construction of a 70,000 square-foot hotel with 111 guest rooms, 242 residential units for 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development at a 22.74-acre project site southeast of the John Street and Abbott Street intersection. The project would be developed in seven phases over 9 to 10 years, with construction of the hotel occurring as the first phase. The project site consists of 14 parcels which would be reconfigured into 9 parcels.

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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <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 2-9-23 Ending Date 3-13-23

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>831-758-7206</u>
Phone: <u>831-333-0310</u>	

Signature of Lead Agency Representative:  Date: 2-9-23

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