

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: City of Salinas General Plan Amendment No. 2022-002 and Rezone No. 2022-002 for Edge of Downtown/Front and John Streets
Lead Agency: City of Salinas, Community Development Department **Contact Person:** Oscar Resendiz
Mailing Address: 65 West Alisal Street, 2nd Floor **Phone:** (831) 775-4259
City: Salinas, CA **Zip:** 93901 **County:** Monterey

Project Location: County: Monterey City/Nearest Community: Salinas
Cross Streets: John Street between Abbott Street and Front Street **Zip Code:** 93901
Longitude/Latitude (degrees, minutes and seconds): 36 ° 40 ' 12.6 " N / 121 ° 38 ' 59.9 " W **Total Acres:** 3.7
Assessor's Parcel No.: Various, see project description **Section:** _____ **Twp.:** 15S **Range:** 3E **Base:** MDB
Within 2 Miles: **State Hwy #:** 101 **Waterways:** Alisal Creek
Airports: Salinas Municipal Airport **Railways:** Union Pacific **Schools:** SCESD, Salinas High School District

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document 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 _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: No development proposed

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: _____

Present Land Use/Zoning/General Plan Designation:

Retail and office/CR and R-L/Retail and Residential Low Density

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

General Plan Amendment (GPA) No. 2022-002 and Rezone No. 2022-002 are filed by the City of Salinas (Applicant) and pertain to eight parcels that are generally located adjacent to John Street between Abbott Street and Front Street ("Project site") and altogether total approximately 3.7 acres. The site is identified by the Monterey County Assessor as APNs 002-362-021-000, 002-362-008-000, 002-362-009-000, 002-362-015-000, 002-362-017-000, 002-362-019-000, 002-362-020-000, and 002-382-072-000. GPA No. 2022-002 requests a land use change from Retail and Residential Low Density to Mixed-Use. Rezone No. 2022-002 requests a rezone from CR – Commercial Retail and R-L – Residential Low Density to MX – Mixed Use, consistent with the proposed land use designation. No physical development is proposed.

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".

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| <input type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 8/18/23 Ending Date 9/6/23

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>City of Salinas, Community Development Department</u>
Address: <u>1234 O Street</u>	Address: <u>65 West Alisal Street, 2nd Floor</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Salinas, CA 93901</u>
Contact: <u>Bonique Emerson, VP of Planning</u>	Phone: <u>(835) 775-4259</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Date: 8/18/2023

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