



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 10, 2024**

**TO: INTERESTED PARTIES**

**FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT**

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS**  
**98 KIP DRIVE / APN 261-661-011-000 / GPA 2023-001, RZ 2023-001, CUP**  
**2022-059, RS 2022-006, and MM 2022-019**

The project includes construction of a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project consisting of the following applications:

1. General Plan Amendment 2023-001 (GPA 2023-001); Request to change the General Plan designation of a 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic" to "Residential High Density";
2. Rezone 2023-001 (RZ 2023-001); Request to rezone the same above referenced 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic (PS)" to "Residential High Density (R-H-2.1)";
3. Conditional Use Permit 2022-059 (CUP 2022-059); Request to construct a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project (St. Georges Senior Apartments) with a 100% density bonus, a manager's unit, 31 off-street parking spaces with a five (5) space (14%) Parking Reduction, concession and waiver requests for usable open space, density, and off-street parking, and alternative means of compliance for landscaping along the east property line;
4. Resubdivision 2022-006 (RS 2022-006); Request for a parcel map (vesting tentative parcel map) to subdivide a 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each; and

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Page 2 of 3

- 5. Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019); Request to delete the terms and conditions of Conditional Use Permit 1977-031 (CUP 1977-031), from the proposed 0.85-acre lot, which currently applies the entire 2.3-acre lot.

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, City of Salinas Steinbeck Library, 350 Lincoln Avenue and the City of Salinas website at: <http://www.cityofsalinas.org/our-city-services/community-development/documents-for-public-review>. Documents referenced in the MND are available for public review at City of Salinas Community Development Department. If you have questions, please contact the project planner, **Thomas Wiles**, at (831) 758-7206 or at "currplanwebmail@ci.salinas.ca.us".

Written comments on the environmental document will be received from **January 10, 2024** through **February 9, 2024**. Comments can also be presented before or during the Planning Commission public hearing to be held on **February 21, 2024 at 3:30 p.m.** located at the Salinas City Council Chambers at 200 Lincoln Avenue.

**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: Thomas Wiles, Senior Planner  
 City of Salinas  
 Community Development Department  
 65 West Alisal Street  
 Salinas, CA 93901  
 "thomaswi@ci.salinas.ca.us"

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98 Kip Drive / APN 261-661-011-000 / GPA 2023-001, RZ 2023-001, CUP 2022-059, RS 2022-006, and MM 2022-019

Page 3 of 3

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**DISTRIBUTION**

1. Applicant: CHISPA, Incorporated
2. Property Owner: Rector, Wardens, and Vestryman of St. George's Parish
3. Permit Center Public Notice Board (post)
4. City Clerk Public Notice Board (post)
5. County Clerk's Office
6. State Clearinghouse
7. Association of Monterey Bay Area Governments
8. Salinas City Elementary School District
9. Salinas Union High School District
10. Santa Rita Union School District
11. Hartnell Community College
12. California Water Services Company
13. Republic Services of Salinas
14. Pacific Gas & Electric
15. AT&T
16. Comcast
17. Monterey - Salinas Transit
18. Transportation Agency of Monterey County
19. El Gabilan Library
20. John Steinbeck Library
21. Salinas Valley Solid Waste Authority
22. Central Coast Regional Water Quality Control Board (Region 3)
23. Monterey County Resource Conservation District
24. Monterey Regional Water Pollution Control Agency
25. Monterey County Water Resources Agency
26. Monterey Bay Air Resources District
27. Native American Heritage Commission