

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901

(MITIGATED) NEGATIVE DECLARATION

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined to have an insignificant effect upon the environment.

Project's Common Name: John Street and Abbott Street Mixed Use Development Project

File No.(s): PUD 2020-002, CUP 2020-030, ER 2020-018, AND TM 2022-001

Project Applicant: City of Salinas

Project Location: The proposed project is located southeast corner of the John Street and Abbott Street intersection. The project site is comprised of the following Assessor's Parcel Numbers:

- 002-481-022-000
- 002-481-025-000
- 002-481-026-000
- 002-481-027-000
- 002-481-028-000
- 002-481-029-000
- 002-481-030-000
- 002-481-031-000
- 002-481-032-000
- 002-481-033-000
- 002-481-034-000
- 002-481-035-000
- 002-371-039-000
- 002-371-044-000

Project Description: The project would facilitate mixed-use development on a 22.74-acre site along John Street and Abbott Street in Salinas. 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. The project would be constructed in seven phases over 9 to 10 years. The 14 parcels that make up the project site would be reconfigured into 9 parcels. Construction of the hotel would occur in the first phase. Future development in remaining phases would include the multi-story mixed-use buildings, retail and office buildings, and multi-family residential buildings. The project would also include upsizing of the adjacent sewer line beneath Abbott Street to provide increased capacity to the project site.

Determination: The attached Initial Study-Mitigated Negative Declaration has been prepared for the above project in accordance with the California

Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas. On the basis of the Initial Study, the City of Salinas makes the following determination:

- The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.
- The above project could have a significant effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by or agreed to by the applicant which will avoid the effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Salinas that the proposed project, as revised, may have a significant effect on the environment. A (MITIGATED) NEGATIVE DECLARATION is hereby approved.

Mitigation measures, if any, included in the project to avoid potentially significant effects:

(See attached Mitigation Monitoring and Reporting Program)

Further information about this project and about its probable environmental impact will be on file in the Community Development Department, 65 West Alisal Street, Salinas, CA 93901.



Robert Latino
Associate Planner

By: _____
Robert Latino
Associate Planner

Date: February 9, 2023

Attached: Initial Study, Mitigation Monitoring and Reporting Program