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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: John Street and Abbott Street Mixed Use Development Project

Lead Agency: City of Salinas

Contact Name: Robert Latino

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Project Location: Salinas (*City*) Monterey (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project would be located on a 22.74-acre site in Salinas in Monterey County. The project site consists of 14 parcels located southwest of the John Street and Abbott Street intersection, and is generally bounded by John Street to the north, Abbott Street to the west, existing development along Spicer Street to the south, and the Union Pacific Railroad to the east. The project would facilitate mixed-use development of the vacant project site. 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 14 parcels that make up the project site would be reconfigured into 9 parcels.

The project would be developed in seven phases over 9 to 10 years, with construction of the hotel occurring in the first phase. Future development in remaining phases would include 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-The project would result in potentially significant impacts to air quality due to the emission of toxic air contaminants during construction. TMitigation Measure AQ-1 would require implementation of measures to reduce construction emissions.
-The project would result in potentially significant impacts to nesting birds due to tree removal. Mitigation Measure BIO-1 would require avoidance and minimization measures and a nesting bird survey prior to construction occuring in areas that contain trees.
-The project would result in potentially significant impacts to cultural resources during construction. Mitigation Measure CUL-1 would require implementation of avoidance and recovery measures in the event that archaeological resources are encountered during ground-disturbing activities.
-The project would result in potentially significant impacts related to hazards and hazardous materials. Mitigation Measures HAZ-1, HAZ-2, HAZ-3, HAZ-4, HAZ-5 would require site assessment, subsurface investigations, soil and soil vapor management, remediation, and vapor mitigation.
-The project would result in potentially significant impacts to transportation due to increased vehicle miles traveled (VMT) associated with proposed office uses. Mitigation Measure TRA-1 to reduce VMT related to proposed office uses.
-The project would result in potentially significant impacts to tribal cultural resources. Mitigation Measure TCR-1 would require avoidance and recovery measures in the event that cultural resources of Native American origin are identified during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy have been identified at this time.

Provide a list of the responsible or trustee agencies for the project.

No other public agencies (aside from the lead agency, the City of Salinas) would be required to approve the project, though approvals may be required for future applications on the site, including from the following agencies:
-Central Coast Regional Water Quality Control Board (RWQCB)
-Monterey Bay Air Resources District (MBARD)
-California Department of Transportation (Caltrans)