



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: FEBRUARY 9, 2023

TO: INTERESTED PARTIES

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
JOHN STREET & ABBOTT STREET MIXED USE DEVELOPMENT
PROJECT LOCATED AT THE FOLLOWING APNS/ADDRESSES: 002-
481-033-000 (300 JOHN STREET), 002-371-039-000 (302 JOHN
STREET), 002-371-044-000 (304 JOHN STREET), 002-481-035-000, 002-
481-034-000, 002-481-026-000, 002-371-044-000, 002-481-029-000, 002-
481-025-000, 002-481-030-000, 002-481-031-000, 002-481-027-000, 002-
481-028-000, AND 002-481-032-000 IN THE CO – FG-4 (COMMERCIAL
OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY) AND 002-
481-022-000 IN THE IG – AR (INDUSTRIAL-GENERAL – AIRPORT
OVERLAY) ZONING DISTRICT (PUD 2020-002, CUP 2020-030, ER
2020-018, AND TM 2022-001)**

The John Street & Abbott Street Mixed Use Development Project would facilitate mixed use development on a 22.74-acre site located southeast of the John Street and Abbott Street intersection. 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 occur 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 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.

**ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
JOHN AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
PAGE 2 of 4**

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 and online at <https://www.cityofsalinas.org/our-city-services/community-development/documents-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, Robert Latino, at (831) 758-7206 or at robertl@ci.salinas.ca.us.

Written comments on the environmental document will be received from **February 9, 2023** through **March 13, 2023**.

For Responding Agency Use: An Initial Study and draft MND are available at <https://www.cityofsalinas.org/our-city-services/community-development/documents-public-review> 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: Robert Latino, Associate Planner
City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901
robertl@ci.salinas.ca.us

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

1. Applicant: Greg Allen
2. Property Owner: The Uni-Kool Partners
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. California Water Services Company
11. Republic Services of Salinas
12. Pacific Gas & Electric
13. AT&T
14. Comcast
15. Monterey- Salinas Transit
16. Union Pacific Transportation Company
17. Department of Transportation – District 5 - Systems Planning and Programming Branch
18. Transportation Agency of Monterey County
19. El Gabilan Library
20. John Steinbeck Library
21. Monterey County Libraries
22. Salinas Valley Chamber of Commerce
23. Salinas Valley Solid Waste Authority
24. Central Coast Regional Water Quality Control Board (Region 3)
25. Monterey Regional Water Pollution Control Agency
26. Monterey County Water Resources Agency
27. Monterey Bay Air Resources District
28. Monterey County Planning and Building Inspection Department
29. Monterey County Department of Health - Environmental Health
30. U.S. Department of Housing and Urban Development
Office of Community Planning and Development
31. State Office of Housing and Community Development
32. Land Watch
33. Native American Heritage Commission
34. Santa Ynez Band of Chumash Indians – Crystal Mendoza