

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:** Sears (Northridge Mall) General Plan Amendment and Rezone Project

**File No.(s):** General Plan Amendment 2022-002(GPA 2022-002) and Rezone 2022-002 (RZ 2022-002)

**Project Applicant:** City of Salinas

**Project Location:** The Project site is in the jurisdiction of the City of Salinas, Monterey County, California. The site is located on the northwest corner of North Main Street and Madrid Street at 1700 N Main St, Salinas, CA 93906 ("Sears (Northridge Mall)"), consisting of one (1) parcel that total approximately 10.2 acres. The site is identified by the Monterey County Assessor as Assessor's Parcel Number (APN) 253-201-054-000. The site is a portion of Township 14 South, Range 3 East, Mount Diablo Base and Meridian.

**Project Description:** GPA 2022-002 requests a land use change from Retail to Mixed-Use. RZ 2022-002 requests a rezone from CR – Commercial Retail to MX – Mixed Use, consistent with the proposed land use designation. No physical development is proposed.

**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 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.

OSCAR RESENDIZ  
Associate Planner

By:  \_\_\_\_\_  
Oscar Resendiz  
Associate Planner

Date: 8/18/2023

Attached: Sears (Northridge Mall) Mitigation Monitoring and Reporting Program