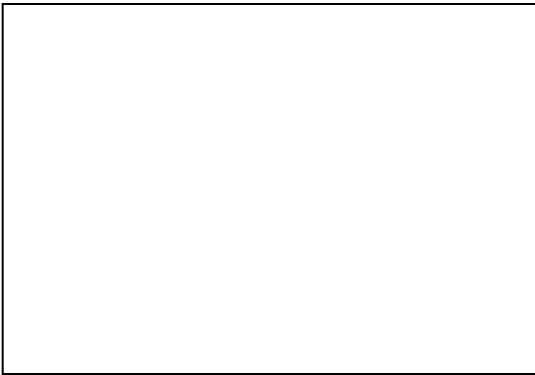


County of Monterey

State of California

MITIGATED

NEGATIVE DECLARATION



Project Title:	SALINAS 101 LLC (THE SOBEL COMPANY INC)
File Number:	PLN180441
Owner:	SALINAS 101 LLC
Project Location:	Intersection of Highway 101, Sala Road & Harrison Road, Salinas (No address assigned to parcel)
Primary APN:	113-091-017-000
Project Planner:	Fionna Jensen, Senior Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.96 acre Light Commercial (LC) zoned parcel into ten "LC" zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 94,660 square feet of mixed commercial space including four (4) retail buildings, three (3) quick serve restaurants, and a motel; 3) a Use Permit to allow construction of a sign; 4) a Variance to increase the allowable height of main structures to 45 feet; 5) a Variance to increase the allowable height of signs to 57 feet; and 6) Variance to increase the allowed sign dimensions to 768 square feet.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	County of Monterey Planning Commission
Lead Agency:	County of Monterey Housing and Community Development
Review Period Begins:	September 21, 2023
Review Period Ends:	October 23, 2023

Further information, including a copy of the Initial Study, is available at Monterey County HCD-Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025.