

## California Department of Transportation

CALTRANS DISTRICT 5  
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March 13, 2023

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SCH#2023020282

Robert Latino  
Associate Planner  
Community Development Department  
City of Salinas  
65 West Alisal Street, 2nd Floor  
Salinas, California 93901

COMMENTS FOR THE MITIGATED NEGATIVE DECLARATION (MND) - JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT, SALINAS, CA

Dear Mr. Latino:

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the MND for the multi-phased John Street and Abbott Street Mixed Use Development Project which proposes a 111-room hotel, 242 residential units, retail use, and office use for a total of 478,800 square feet. Caltrans offers the following comments in response to the MND:

1. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.
2. Please be aware that if any future work is completed in the State's right-of-way it will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit

Website at: <https://dot.ca.gov/caltrans-near-me/district-5/district-5-programs/d5-encroachment-permits>.

3. Depending on the complexity of the project improvements requiring an encroachment permit, Caltrans Oversight may be the more appropriate avenue for project review and approval by Caltrans. The District Permit Engineer has been granted authority by Caltrans to make this decision. Please consult with the District Permit Engineer to determine the most appropriate Caltrans project permitting system.
4. We appreciate the Office Use VMT Reduction Program to aid mitigating the vehicle miles traveled (VMT) for the office use of the project. The proposed strategies will assist achieving statewide goals sought to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 835-6543 or email [christopher.bjornstad@dot.ca.gov](mailto:christopher.bjornstad@dot.ca.gov).

Sincerely,

*Christopher Bjornstad*

Chris Bjornstad  
Associate Transportation Planner  
District 5 Land Development Review