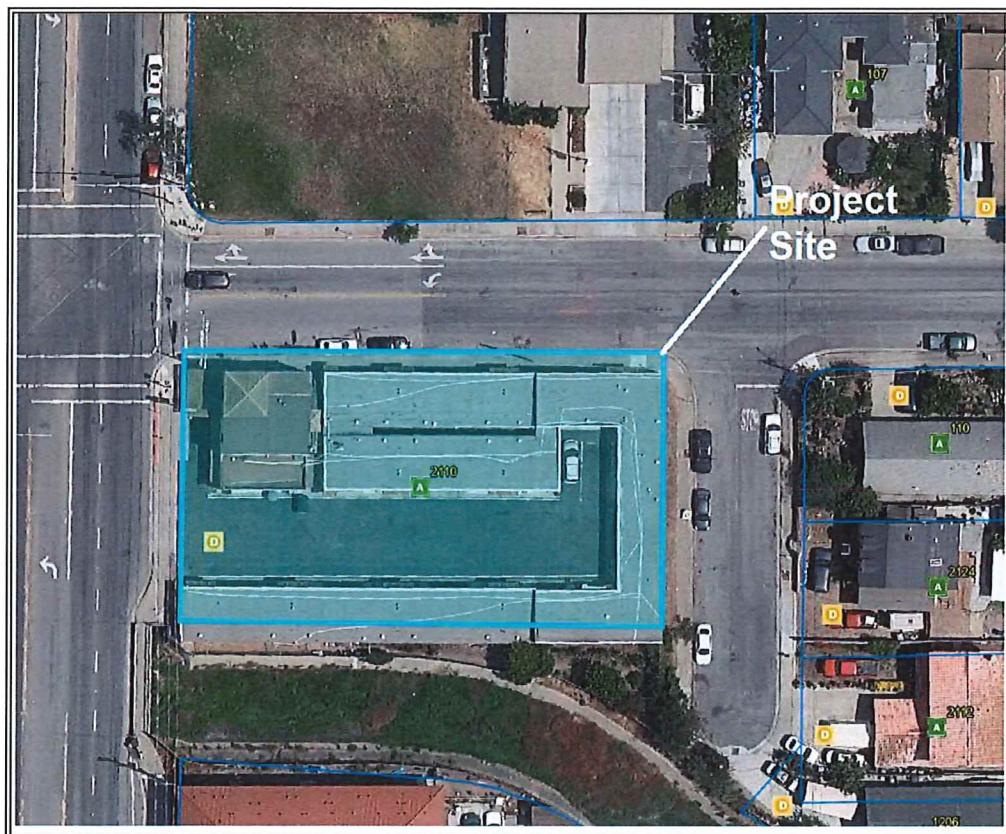


**North**

**Vicinity Map**



**GENERAL PLAN AMENDMENT 2022-003,  
REZONE 2022-003, AND CONDITIONAL  
USE PERMIT 2022-005  
2110 North Main Street**

**Exhibit 1**

**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:** Capitol Motel General Plan Amendment, Rezone, and Conditional Use Permit to establish and operate an Extended Stay Hotel

**File No.(s):** General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005

**Project Applicant:** Daniel Saphorghan, Swift Consulting for Janika Corporation DBA Capitol Motel

**Project Location:** 2110 North Main Street (APN: 253-074-005-000)

**Project Description:** The project includes the following applications:

1. General Plan Amendment 2022-003; Request to change the General Plan designation of an approximately 8,349 square-foot eastern portion of a 18,880 square-foot lot from "Residential Low Density" to "Retail";
2. Rezone 2022-003; Request to change Zoning designation of the above referenced 8,349 square-foot eastern portion of the project site from "Residential Low Density (R-L-5.5)" to "Commercial Retail (CR)"; and
3. Conditional Use Permit 2022-005 (CUP 2022-005); Request to establish and operate an Extended Stay Hotel for 22 of 25 on-site rooms.

**Determination:** The attached Initial Study 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 and Reporting 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.

COURTNEY GROSSMAN  
Planning Manager

  
By: \_\_\_\_\_  
Thomas Wiles  
Senior Planner

Date: March 17, 2023

Attach: Mitigation Monitoring and Reporting Program  
I:\ComDev\Planning Share\Space\General Plan Amendments\GPA 2022-003, RZ 2022-003, & CUP 2022-005 - 2110 N Main St\ER 2022-012\GPA 2022-003, RZ 2022-003, and CUP 2022-005 Mitigated Negative Declaration.doc

**Exhibit 2**

**CAPITOL MOTEL GENERAL PLAN AMENDMENT AND REZONE  
MITIGATION MONITORING AND REPORTING PROGRAM  
2110 NORTH MAIN STREET  
(GENERAL PLAN AMENDMENT 2022-003, REZONE 2022-003, AND  
CONDITIONAL USE PERMIT 2022-005)**

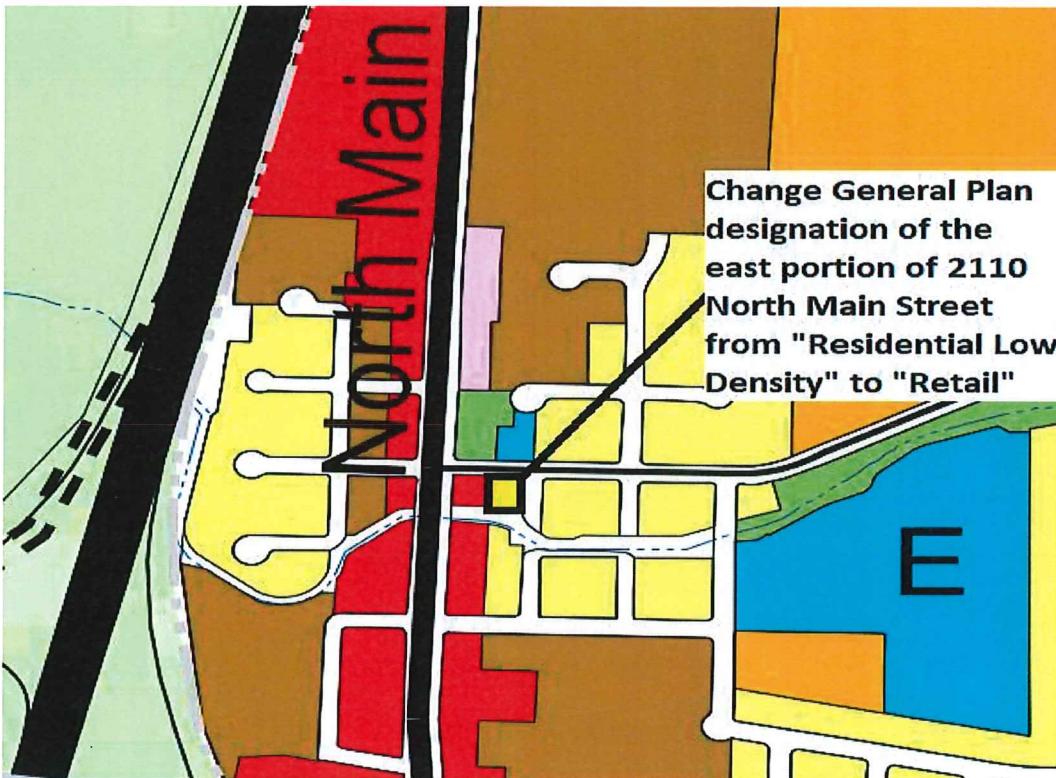
Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	Ensure protection of on-site cultural resources.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	During construction phase.

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**North**

## **General Plan Amendment Map**



### **General Plan Amendment 2022-003**

**(Related to Rezone 2022-003)**

Project Description: Change the General Plan designation of 2110 North Main Street (APN: 253-074-005-000) from "Residential Low Density" to "Retail".

I:\ComDev\Planning Share Space\GPA 2022-003 and RZ 2022-003 - 2110 N Main St\GPA map.doc

**Exhibit B**