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 a less than significant impact upon the environment.

Project's Common Name/Description: General Plan Amendment 2017-002 (GPA 2017-002) from General Commercial/Light Industrial to Arterial Frontage; and Rezone 2017-001 (RZ 2017-001) from Industrial-General Commercial to Mixed Arterial Frontage; Conditional Use Permit (CUP 2017-019) to establish and operate religious assembly use within an existing 18,150 square foot building.

File Nos.: GPA 2017-002; RZ 2017-001; CUP 2017-019

Project Applicant: Simas -East Market LLC

Project Location: 10 Simas Street in the IGC-F (Industrial-General Commercial – Flood Plain Overlay) Zoning District (APN 003-091-011-000)

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 are found in the 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.

COURTNEY GROSSMAN   By: _____   Date: 9/16/19
Planning Manager   Bobby Latino
                                                          Associate Planner

Attach: Mitigation Monitoring and Reporting Program

GENERAL PLAN AMENDMENT 2017-002 (GPA 2017-002) FROM GENERAL COMMERCIAL/LIGHT INDUSTRIAL TO ARTERIAL FRONTAGE; AND REZONE 2017-001 (RZ 2017-001) FORM INDUSTRIAL-GENERAL COMMERCIAL TO MIXED ARTERIAL FRONTAGE; CONDITIONAL USE PERMIT (CUP 2017-019) TO ESTABLISH AND OPERATE RELIGIOUS ASSEMBLY USE

MITIGATION MONITORING AND REPORTING PROGRAM
10 SIMAS STREET

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	In the event that cultural materials are encountered during grading/construction, 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.	To ensure compliance with Public Resources Code Section 21083.2	Applicant, or Successor in Interest	Community Development Department, Current Planning	During grading/ construction activities
TCR-1	In the event that cultural materials are encountered during grading/construction, 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.	To ensure compliance with Public Resources Code Section 21083.2	Applicant, or Successor in Interest	Community Development Department, Current Planning	During grading/ construction activities