

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: 11 Hill Circle
File No.(s): Planned Unit Development Permit 2019-001 and Tentative Map 2019-002
Project Applicant: William H. Coffey
Project Location: 11 Hill Circle (APN's: 004-601-066-000 and 004-601-067-000) in the Residential Low Density – Airport Overlay – Flood Overlay (R-L-5.5 – AR – F) District

Project Description: The proposed project is located on a 7.74-acre site at 11 Hill Circle and entails development of a 37-unit small lot detached single-family residential subdivision with one (1) common lot, 18,500 square-feet of usable open space, 38 off-street parking spaces (including two (2) accessible spaces), and three (3) affordable units for families earning less than 100% of the median income for Monterey County. The proposed project consists of the following two applications: (1) Planned Unit Development Permit 2019-001; A request to develop 37 detached single-family dwelling units with alternative development standards including, but not limited to the following: lot sizes, front, side, rear, and corner side yard setback of three (3) feet in lieu of minimum Zoning Code requirements, single-car garages with tandem uncovered parking in lieu of garaged parking, and 18,500 square-feet of usable open space in lieu of minimum Zoning Code requirements; and (2) Tentative Map 2019-002; A request to subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, street lights, street trees, and street intersections; construction of a trail in lieu of street frontage sidewalks, and reduction of roadway and cul-da-sac widths.

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: February 10, 2021

Attachment: Mitigation Monitoring and Reporting Program

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