



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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### 1. BACKGROUND

**Project Name:** St. George's Senior Apartments

**Project Location:** 98 Kip Drive in the Public/Semipublic Zoning District  
(see Vicinity Map)

**Assessor Parcel Number:** 261-661-011-000

**See Attached Vicinity Map**

**Current Land Use:** Religious Assembly

#### **Surrounding Land Uses/Zoning Districts:**

North: Single-family residential/Residential – Low Density (R-L-5.5)

South: Multi-family residential/Residential High Density (R-H-2.1)

East: Single-family residential/Residential Low Density (R-L-5.5)

West: Public School (North Salinas High School)/Public Semipublic (PS)

**Lead Agency Contact Person:** Thomas Wiles, Senior Planner

**Telephone:** (831) 758-7206

#### **Location and Existing Setting:**

**Project Description:** The Applicant (CHISPA Incorporated) is requesting to construct a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use affordable 100% senior housing project on a 0.85-acre vacant eastern portion of a 2.3-acre property (see Attachments).

1. General Plan Amendment 2023-001 (GPA 2023-001); Request to change the General Plan designation of a 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic" to "Residential High Density";
2. Rezone 2023-001 (RZ 2023-001); Request to rezone the same above referenced 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic (PS)" to "Residential High Density (R-H-2.1)";
3. Conditional Use Permit 2022-059 (CUP 2022-059); Request to construct a three-story, 36-unit, 36-foot high, one (1) bedroom multi-family residential use, 100% affordable senior housing project (St. Georges Senior Apartments) with a 100% density bonus, a manager's unit, 31 off-street parking spaces with a five (5) space (14%) Parking Reduction, concession

and waiver requests for usable open space, density, and off-street parking, and alternative means of compliance for landscaping along the east property line;

4. Resubdivision 2022-006 (RS 2022-006); Request for a parcel map (vesting tentative parcel map) to subdivide a 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each; and
5. Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019); Request to delete the terms and conditions of Conditional Use Permit 1977-031 (CUP 1977-031), from the proposed 0.85-acre lot, which currently applies the entire 2.3-acre lot.

The project site is currently developed with an existing religious assembly use and a rectory (St. George’s Episcopal Church) which was approved by Conditional Use Permit 1977-031 (CUP 1977-031).

The entire 2.3-acre subject property is currently zoned Public/Semipublic (PS). Per the Zoning Code, multi-family residential uses are allowed with a Conditional Use Permit (CUP) in the PS District. However, in the PS District, all residential development must comply with the Residential Medium Density (R-M-2.9) development regulations, which only allows for one (1) unit for every 2,900 square-feet of lot area. The Applicant is requesting the General Plan Amendment (GPA) and Rezone (RZ) to change the General Plan and Zoning designations from “Public/Semipublic” to “Residential High Density” and “Residential High Density (R-H-2.1)” respectively to allow for increased residential density. The proposed GPA and RZ would be consistent with the designations of the adjacent property located to the south. Upon approval of the General Plan Amendment and Rezone, the proposed affordable senior housing project with a 100% density bonus can be approved through the CUP process. The proposed parcel map is requested to remove the 0.85-acre project site from the remainder of the 2.3-acre site. The Minor Modification to CUP 1977-031 is requested to delete the terms and conditions of the religious assembly CUP from the proposed 0.85-acre lot.

**Environmental Factors Potentially Affected:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Air Quality                          |
| <input type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy                               |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Hazards & Hazardous Materials        |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Mineral Resources                    |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Recreation                | <input checked="" type="checkbox"/> Transportation     | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                      | <input type="checkbox"/> Mandatory Findings of Significance   |

## 2. CHECKLIST

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, <i>would the proposal:</i></p> <p>(a) Have a substantial adverse effect on a scenic vista?</p> <p>(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p> <p>(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, A5, A6, A7, A8, A9, M1, N1</p>

- (a-c) The project site is not located adjacent to or near a scenic vista or a scenic highway. Any development will be required to comply with all applicable Zoning Code land use and Development Standards. The project is not expected to degrade scenic resources or the visual character of the area because compliance with Zoning Code development standards will ensure environmental impacts related to aesthetics will be reduced to a level of insignificance.
- (d) Development of the affordable housing project could create additional light and glare. However, compliance with the City’s lighting standards as stated in Zoning Code Section 37-50.480 will reduce any impact to less than significant.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>2. AGRICULTURAL RESOURCES.</b> <i>Would the proposal:</i>  (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  (b) Conflict with existing zoning for agricultural use or a Williamson Act contract?  (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9, M1, N1

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(as defined by Government Code Section 51104(g))?					
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-e) The project site is located on a partially developed in-fill property within the PS zoning district. The project site is currently developed with an existing religious assembly use. No farming activities are located on or near the site.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>3. AIR QUALITY.</b> <i>Would the proposal:</i>					
(a) Conflict with or obstruct implementation of the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9, F1, F2

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
applicable air quality plan?					
(b) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

a-c) Salinas lies within the North Central Coast Air Basin, which meets the federal standard for ozone levels but falls short of the higher State standards for ozone and PM10. Ozone is the primary constituent of smog and is formed in the atmosphere via a chemical reaction involving nitrogen oxides (NOx), volatile organic gases (VOC), and sunlight. The primary sources are motor vehicles, organic solvents, pesticides, and industry. The Monterey Bay Air Resources District (MBARD) oversees various air quality regulations and programs.

MBARD Board of Directors adopted the 2012-2015 Air Quality Management Plan in March 2017 which represents the latest edition of the 2012 Triennial Plan, which addresses NOx and reactive organic gasses (ROG) emissions as precursors to ozone. The air quality impact generated by the project is expected to be less than significant, because it will create less than a significant number of vehicle trips.

The revised CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008 (Source F1), stipulate maximum thresholds for air quality as follows:

- a) Emit less than 137 lb./day of VOC’s or NOx;

- b) Directly emit less than 550 lb./day of CO or will not cause a violation of CO ambient air quality standards (AAQS) at existing or reasonably foreseeable receptors;
  - c) Not significantly impact traffic levels of service or will not cause a violation of CO or contribute 550 lb./day to an existing or projected violation at existing or reasonably foreseeable receptors;
  - d) Directly emit less than 82 lb./day of PM10 on-site or will not cause a violation of particulate matter, ten-micron diameter (PM10) AAQS or contribute 82 lb./day to an existing or projected violation at existing or reasonably foreseeable receptors;
  - e) Not indirectly generate PM10 along unpaved roads or will not cause a violation of PM10 AAQS or contribute 82 lb./day to an existing projected violation at existing or reasonably foreseeable receptors;
  - f) Directly emit less than 150 lb./day of sulfur oxide (SOx) or will not cause a violation of sulfur dioxide (SO2) AAQS at existing or reasonably foreseeable receptors.
- d) Objectionable odors are unlikely to be produced by the project because no odor generating activities will occur within the proposed affordable senior housing project.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>4. BIOLOGICAL RESOURCES.</b>  <i>Would the proposal result in impacts to:</i></p> <p>(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9, M1, N1

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
Game or U.S. Fish and Wildlife Service?					
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
local, regional, or state habitat conservation plan?					

Discussion

(a-f) The project is located on a partially developed in-fill property within the PS (Public/Semipublic) zoning district. There is no native flora or fauna remaining on the project site. It is not located within a wetland habitat, riparian woodland or vernal pool, nor is it located near any sensitive habitat areas. It will not conflict with a Habitat Conservation Plan, or other habitat plan.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>5. CULTURAL RESOURCES.</b> <i>Would the proposal:</i>					A1, A2, A6, A7, A8, O1, O2
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section §15064.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a-c) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), 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. With this requirement, there is little potential for a significant impact on the environment.

On June 12, 2023, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a consultation request regarding the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation. Staff received correspondence from the Santa Ynez Band of Chumash Indians dated June 23, 2023 requesting no further consultation on the project (Attachment 24). No additional correspondence was received from any of the other consulted California Native American Tribes.

On October 17, 2023, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response dated October 31, 2023 (Source O2, Attachment 23), CHRIS found no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommended to request tribal consultation, which as stated above, occurred on June 12, 2023.

Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that 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.

### Mitigation

- CU-1 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.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>6. ENERGY.</b> <i>Would the proposal:</i>					G1
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-b) The proposed project would not result in any potentially significant environmental impact due to inefficient or unnecessary consumption of energy resources during project construction or operation. The proposed project would not obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>7. GEOLOGY/SOILS.</b> <i>Would the proposal result in or expose people to potential impacts involving:</i>					A1, A2, A6, A7, A8, A9, M1, N1, O3
(a) Directly or indirectly cause potential substantial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
adverse effects, including the risk of loss, injury, or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
or indirect risks to life or property?					
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion [a (i-iv)]

a (i-iv) As shown on the Seismic Hazards Map for the Greater Salinas Planning Area (Figure 5.10-1 of the Salinas General Plan Final EIR), the site is located within the Low Seismic Hazard Zone. Any development will be subject to the Uniform Building Code as a part of the building permit process to ensure that adequate seismic design is provided.

(b-f) Any development is not expected to induce substantial changes to the topography or to the soil conditions as a result of excavation or grading. A grading permit will be required, subject to review and approval by the City Engineer, to ensure that impacts to topography and soil are reduced to a level of insignificance.

To further evaluate any potential impacts, a soils report is required as part of any building permit process to determine the possible presence of expansive soils. Results and conclusions of the report would be incorporated into the final project design.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>8. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>  (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, A7, A8, A9

Discussion

- (a) The proposed project will not generate, either directly or indirectly, greenhouse gas emissions causing a significant impact on the environment.
- (b) The proposed project will not conflict with any other applicable plans, policies, or regulations adopted for the purposes of reducing the emissions of greenhouse gases including:
  - Assembly Bill 32, which requires the state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 to be achieved by 2020.
  - Senate Bill 375, which requires the state board, working in consultation with the metropolitan planning organizations, to provide each affected region with greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 by September 30, 2010.
  - At the time the City of Salinas General Plan 2002 was adopted, the issue of greenhouse gas emissions and the need to combat it in general plans had not risen to a critical level of concern. Nevertheless, the City adopted numerous goals and policies with the intent of improving development sustainability. These goals and policies have both direct and indirect benefits in terms of reducing GHG emissions. Important overall land

use/urban design related themes in the General Plan that serve this purpose include:

- i. Increasing density and intensity of development to promote more compact development and reuse/revitalization,
  - ii. Facilitating in-fill development as a means to promote compact development, and
  - iii. Promoting mixed-use development and a compact city core, emphasizing Traditional Neighborhood Development (TND) design, walkable neighborhoods, and transit-oriented development, especially in new growth areas.
- The City of Salinas Final Supplemental EIR for the Salinas General Plan Program EIR 2007 (Supplemental EIR) provides specific mitigation for future development, but mostly for larger scale projects. In this case, the project would not result in a significant effect on the environment with regard to greenhouse gases.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>9. HAZARDS &amp; HAZARDOUS MATERIALS.</b> <i>Would the proposal:</i></p> <p>(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-b) The proposed affordable senior housing project is not expected to create a



significant hazard to the public or the environment through the routine transport, use, or disposal of the materials. Compliance with local, state, and federal requirements would ensure that the hazards to the public are reduced to a level of insignificance.

- (c) See above discussion (a-b). The site will not emit hazardous emissions or handle hazardous materials.
- (d) The project is not located on a site known to be included on a list of hazardous materials sites.
- (e) The project is not located within the vicinity of a private airstrip and it is not located within the Airport Local Area of Influence per Figure LU 11 of the Salinas General Plan. The site is located approximately 3.2-miles away from the end of the runway (13-31) of the Salinas Municipal Airport. See Section 15(h) below for further discussion of Airport operations.
- (f) The project will not interfere with an adopted emergency response plan or emergency evacuation plan.
- (g) The project will not expose people or structures to risk of loss, injury or death involving wildland fires, because the site is an infill property and no wildlands are located nearby.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>10. HYDROLOGY AND WATER QUALITY.</b> <i>Would the proposal:</i>					A1, A2, A6, A7, A8, A9
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Substantially decrease groundwater supplies or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?					
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would:					
i. Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Conflict with or obstruct implementation of a water quality control plan or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
sustainable groundwater management plans?					
(f) With regards to NPDES compliance:					
(i) Potential impact of project construction on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ii) Potential impact of project post-construction activity on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
of the waterways and water bodies?					
(vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(viii) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater run-on?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(x) Could the proposed project result in significant alteration of receiving water quality during or following construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xi) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xii) Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in urban runoff flow rates and/or volumes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xiii) Could the proposed project result in increased erosion downstream?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xv) Is the project tributary to an already impaired water body, as listed on the CWA Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xviii) Could the proposed project cause of contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a) The subject property consists of an in-fill site, which is developed with an existing religious assembly use. An affordable senior housing project is proposed on the eastern portion of the subject property. The proposed affordable senior housing project will be required to conform to NPDES requirements and identify Best Management Practices (BMPs).
- (b) The project is not expected to use significant quantities of water and therefore would not substantially deplete groundwater supplies. It would not interfere substantially with the direction or rate of flow of groundwater. California Water Service Company (CalWater) will supply water; no wells will be drilled as part of this project.
- (c-e) The subject property consists of an in-fill site, which is developed with an existing religious assembly use. An affordable senior housing project is proposed on the eastern portion of the project site, which will be required to provide drainage into existing and proposed drainage lines to ensure that drainage impacts are reduced to a level of insignificance through the NPDES and building permit process.
- (f) (see “a” above)

The proposed affordable senior housing project is not located within a 100-year flood area. Inundation by seiche, tsunami, or mudflow is unlikely because the site is located a considerable distance from the ocean and is relatively flat thereby negating a potential mudflow.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>11. LAND USE AND PLANNING.</b> <i>Would the proposal:</i>					A1, A2, A6, A7, A8, A9, M1, N1
(a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Cause a significant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?					

Discussion

- (a) The proposed project does not have the potential to disrupt or divide the physical arrangement of the community.
- (b) The General Plan (Source A1) Land Use designation of the approximately 2.3-acre subject property is “Public/Semipublic”. The proposal includes a request to change the General Plan designation of a 0.85-acre portion of the subject property from “Public/Semipublic” to “Residential High Density”. The proposed change in the General Plan land use designation would be consistent with the Residential High Density designated property located adjacent to the south of the project site at 90 Kip Drive to allow for uses and density prescribed by the City’s 2002 General Plan land use designation of Residential High Density.

The project site consists of 0.85-acres and is currently zoned “Public/Semipublic” (PS). The proposed Rezone would change the Zoning designation of the 0.85-acre project site from “Public/Semipublic” (PS) to “Residential – High Density” (R-H-2.1). The proposed zoning would be consistent with the R-H-2.1 Zoning designation of the property located adjacent to the south of the project site at 90 Kip Drive. The proposed Rezone would allow increased residential density for the project site pursuant to the Zoning Code Development Regulations of the R-H-2.1 District. The project site is not located within a specific plan or a precise plan area and therefore does not conflict with such a plan. The project site is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence.

Conditional Use Permit 2022-059 (CUP 2022-059) is requested to construct a multi-family residential use (affordable senior housing project) through the discretionary Conditional Use Permit (CUP) process. Proposed conditions of CUP 2022-059 will ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code.



Resubdivision 2022-006 (RS 2022-006) is a request for a parcel map to subdivide a 2.3-acre lot into two (2) separate lots of 1.45 and 0.85 acres each. The proposed 1.45-acre lot would contain the existing religious assembly use and the 0.85-acre lot would be developed with an affordable senior housing project. The proposed parcel map when implemented will conform and comply with the provisions of the Salinas Zoning Code.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>12. MINERAL RESOURCES.</b> <i>Would the proposal:</i>  (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9

Discussion

(a-b) The proposed project is not expected to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>13. NOISE.</b> <i>Would the proposal result in:</i></p> <p>(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>(b) Generation of excessive groundborne vibration or groundborne noise levels?</p> <p>(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, A5, A6, A7, A8, A9, M1, N1</p>

Discussion

(a-b) The project site is located within the 60 CNEL contour as shown on *Figure 5.3-1 Noise Contours (CNEL)* of the Salinas General Plan, Final Environmental Impact Report, 2002. The Future Noise Contours as shown on Figure 5.3-4 of the Salinas General Plan, Final Environmental Impact Report, 2002, shows the project site as located within the 60 CNEL contour. Traffic generates the main source of noise for the depicted 60 CNEL contour. Noise levels and vibrations generated by the proposed affordable senior residential project would not be significant because the Zoning Code Standards regarding noise are expected to reduce noise impacts to a level of insignificance.

No substantial permanent, or temporary or periodic, increases in the ambient noise level are expected with the project. According to the General Plan Master Environmental Assessment Section 9.2, ambient noise is defined as the “all encompassing noise associated with a given environment, being a composite of sounds from many sources, near and far.”

- (c) The project site is located approximately 3.2 miles from the Salinas Municipal Airport and is located within the 55 CNEL contour as shown on *Figure 5.3-2: Salinas Airport Future Noise Contours*) of the Salinas General Plan, Final Environmental Impact Report, 2002. Noise impacts from airport operations will not have an adverse impact on the site.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>14. POPULATION AND HOUSING.</b> <i>Would the proposal:</i>  (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?  (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A5, A6, A7, A8, A9
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a-b) The existing PS zoning and the proposed R-H-2.1 zoning would allow development of the proposed affordable senior housing development. Due to the size of the site and the small number of units (36-units), substantial population

growth is unlikely. The project site consists of a partially developed religious assembly use.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>15. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p> <p>(a) Fire protection?</p> <p>(b) Police protection?</p> <p>(c) Schools?</p> <p>(d) Parks?</p> <p>(e) Other public facilities?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A6, A7, A8, A9</p>

Discussion

(a-e) The proposed project is located on an existing partially developed in-fill site. Police and Fire services are currently available to serve the site. No school children will be generated by the proposed affordable senior housing project. East Alvin Drive and Kip Street have been designed and constructed to

accommodate the demands of any future development and traffic. No other government services are expected to be impacted by the project.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>16. RECREATION.</b> <i>Would the proposal:</i></p> <p>(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, A6, A7, A8, A9

Discussion

(a-b) Natividad Neighborhood Park is located approximately 1,300 feet to the southeast of the project site across. The proposed affordable senior housing project will not substantially increase the use in park facilities. The proposed R-H-2.1 zoning would allow development of residential uses. Due to the size of the site and the small number of units (36-units), substantial population growth is unlikely. The project does not include recreational facilities. Development of the project will require payment of applicable Park and Recreation fees as determined by the Director of Library and Community Services at the time of building permit issuance. Payment of fees is expected to reduce impacts to recreational facilities to a level of insignificance.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>17. TRANSPORTATION.</b> <i>Would the project:</i>  (a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?  (b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?  (c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  (d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, A9

Discussion

- (a) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation. No changes to the existing Monterey Salinas Transit (MST) network are proposed.
- (b) Due to the size of the site and the proposed use, the project is not expected to generate significant traffic trips. Payment of all applicable traffic impact fees will be required as determined by the City Engineer at the time of building permit

issuance. Payment of traffic fees will ensure that potential traffic impacts are reduced to a level of insignificance.

- (c) The project will not substantially increase hazards due to design features or incompatible uses.
- (d) The proposal will not result in inadequate emergency access.

Mitigation

TR-1 Prior to issuance of a building permit, the Applicant or successor-in-interest shall pay all applicable traffic impacts fees as determined by the City Engineer.

<b>Issue</b>	<b>Impact</b>				<b>Source</b> <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>18. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project:</i></p> <p>(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Californian Native American tribe, and that is:</p> <p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A1, A2, A6, A7, A8, O1, O2</p>

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
in Public Resources Code Section 5020.1(k); or  ii. A resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in Subdivision (c) of Public Resource Code 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-c) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), 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. With this requirement, there is little potential for a significant impact on the environment.

On June 12, 2023, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a



consultation request regarding the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation. Staff received correspondence from the Santa Ynez Band of Chumash Indians dated June 23, 2023 requesting no further consultation on the project (Attachment 24). No additional correspondence was received from any of the other consulted California Native American Tribes.

On October 17, 2023, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response dated October 31, 2023 (Source O2, Attachment 23), CHRIS found no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommended to request tribal consultation, which as stated above, occurred on June 12, 2023.

Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that 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.

Mitigation

TCR-1 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.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>19. UTILITIES &amp; SERVICE SYSTEMS.</b> <i>Would the project:</i></p> <p>(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
relocation of which could cause significant environmental effect?					
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has the adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a-c) The proposed project is not expected to involve a heavy usage of water and therefore would not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above).
- (d-e) The proposed project is not expected to generate significant solid waste because there are no products produced. Disposal of waste generated by future development is not expected to be significant and will be required to comply with



Discussion

- (a-d) The proposed project is located on an urban in-fill site adjacent to existing developed properties. The project as proposed would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project also would not require the installation and maintenance of infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Mitigation

No mitigation is required.

Mandatory Findings of Significance	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?  <i>("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**3. SOURCE LIST**

Source	Source Number
<b>City of Salinas:</b>	
<i>Salinas General Plan, 2002.</i>	A1
<i>Salinas General Plan, Final Environmental Impact Report, 2002.</i>	A2
<i>Salinas Zoning Code: <input checked="" type="checkbox"/> Entire Code Section: _____</i>	A3
<i>City of Salinas Stormwater Ordinance, dated March 2013</i>	A4
<i>1989 City Historical and Architectural Survey</i>	A5
<i>2016 City Historical and Architectural Survey</i>	A6
<i>Engineer's Report for CUP 2022-059 and RZ 2023-001 dated August 28, 2023</i>	A7
<i>Engineer's Report for RS 2022-006 dated August 28, 2023</i>	A8
<i>City Traffic Fee Ordinance 2010</i>	A9
<b>Monterey Bay Air Resources District:</b>	
<i>CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008</i>	F1
<i>Monterey Bay Air Resources District. Triennial Plan Revision 2009-2011, dated April 17, 2013</i>	F2
<b>Monterey Bay Community Power Authority:</b>	
<i>Monterey Bay Community Power Authority Implementation Plan, August 2017</i>	G1
<i>By City staff, various dates</i>	M1
<b>Maps/Aerial Photography:</b>	
<i>City's aerial photographs, 2018.</i>	N1
<b>Other:</b>	
<i>Native American Heritage Commission</i>	O1
<i>California Historical Resources Information Systems (CHRIS) Response on proposed project dated October 31, 2023</i>	O2
<i>Geotechnical Investigation for the Proposed Senior Housing Apartments 98 Kip Drive from Rock Solid Engineering Inc., dated August 29, 2022</i>	O3

#### 4. DETERMINATION


On the basis of this Initial Study:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect:
  - (a) Has been adequately analyzed in (*Reference document*) pursuant to applicable legal standards; and
  - (b) Has been addressed by mitigation measures based on the earlier analysis as described in *Section 2: Checklist*, if the effect is a "Potentially Significant Impact" or a Negative Declaration: "Potentially Significant Unless Mitigation Incorporated".

An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects:
  - (a) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and;
  - (b) Have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

**NOTHING FURTHER IS REQUIRED.**

Prepared by:  \_\_\_\_\_

Dated: 1/10/24

Courtney Grossman  
Planning Manager

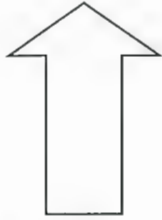
#### Attachments:

1. Vicinity Map for 98 Kip Drive
2. General Plan Amendment Map for 98 Kip Drive
3. Rezone Map for 98 Kip Drive

Initial Study – St. George’s Senior Apartments – 98 Kip Drive  
City of Salinas – Community Development Department  
Page 40 of 40

4. Proposed Site Plan (Sheet A1.1)
5. Proposed Floor Plans (Sheet A2.1)
6. Enlarged Plans (Sheet A2.2)
7. Elevations (Sheet A3.1)
8. Building Sections (Sheet A4.1)
9. Site Details (Sheet A8.1)
10. Civil Cover Sheet (C0.1)
11. Civil Overall Site Plan (Sheet C1.0)
12. Civil Grading, Drainage, and Utility Plan (Sheet C1.1)
13. Civil Grading, Drainage, and Utility Plan (Sheet C1.2)
14. Civil Temporary Erosion and Sediment Control Plan (Sheet C2.1)
15. Stormwater Control Plan (Sheet C3.1)
16. Landscape Plan (Sheet L1.0)
17. Planting Plan (Sheet L-2.0)
18. Plant Images (Sheet L-2.1)
19. Hydrozone Map Water Use Calculations (Sheet L-3.0)
20. Conceptual Vesting Tentative Parcel map dated June 26, 2023
21. Engineer’s Report for CUP 2022-059 and RZ 2023-001 dated August 28, 2023
22. Engineer’s Report for RS 2022-006 dated August 28, 2023
23. California Historical Resources Information Systems (CHRIS) Response dated October 31, 2023
24. Comment letter from the Santa Ynez Band of Chumash Indians dated June 23, 2023
25. Affordable Housing Plan – St. George’s Senior Apartments dated July 13, 2023
26. Mitigation Monitoring and Reporting Program
27. Density Bonus, Concession & Waiver Request dated July 26, 2023
28. Geotechnical Investigation for the Proposed Senior Housing Apartments 98 Kip Drive from Rock Solid Engineering Inc., dated August 29, 2022
29. Facilities Traffic Management Plan for 98 Kip Drive – GPA 2023-001, RZ 2023-001, CUP 2022-059, RS 2022-006, and MM 2022-019





**North**

**Vicinity Map**



**GENERAL PLAN AMENDMENT 2023-001, REZONE 2023-001, CONDITIONAL USE PERMIT 2022-059, RESUBDIVISION 2022-006  
98 Kip Drive**



**North**

# **General Plan Amendment Map**



## **General Plan Amendment 2023-001**

(Related to Rezone 2023-001)

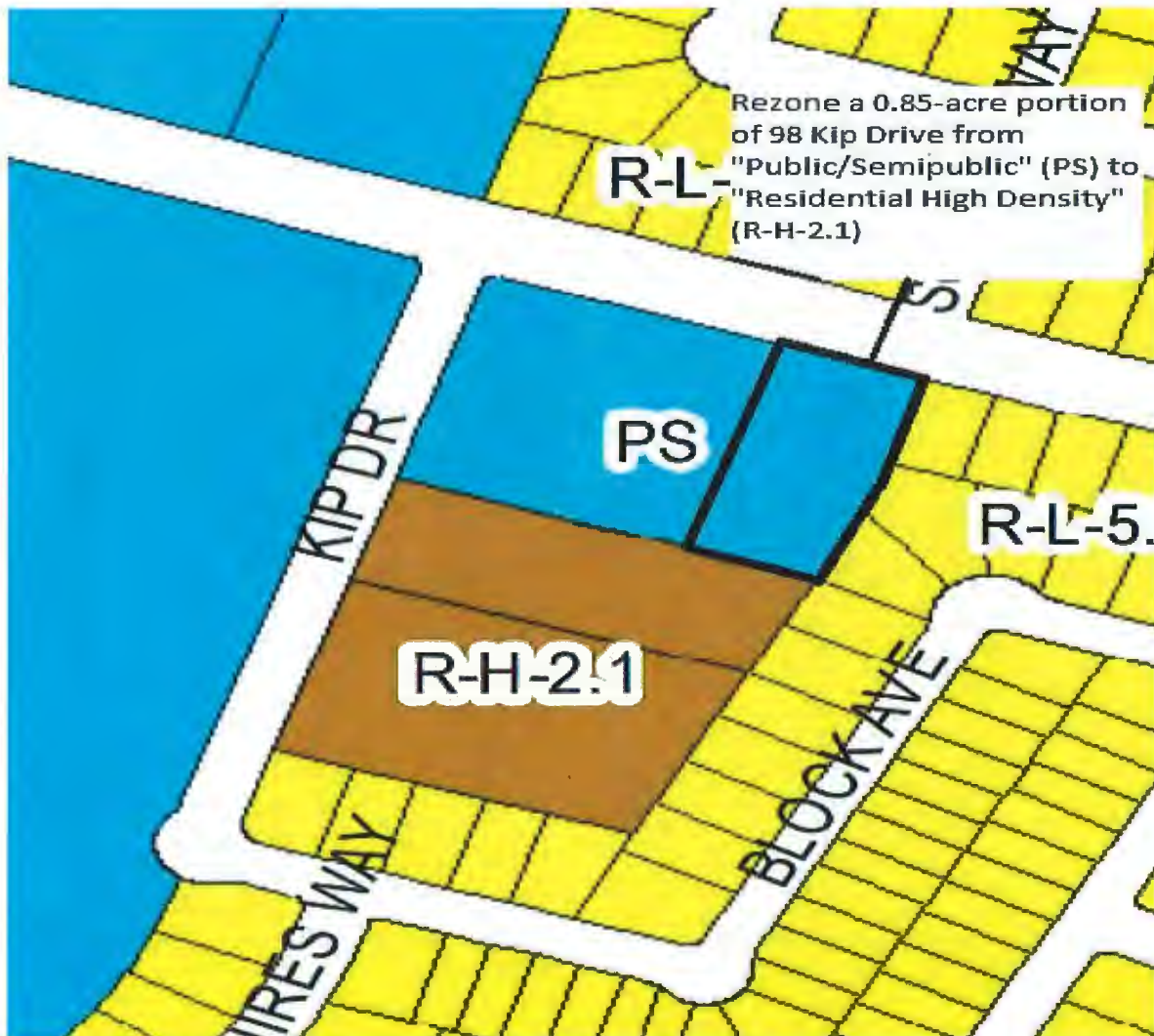
Project Description: Change the General Plan designation of a 0.85-acre portion of 98 Kip Drive (APN: 261-661-011-000) from "Public/Semipublic" to "Residential High Density".

I:\ComDev\Planning Share Space\98 Kip Dr\GPA 2023-001 GPA map.doc



North

# Rezoning Map



## REZONE 2023-001

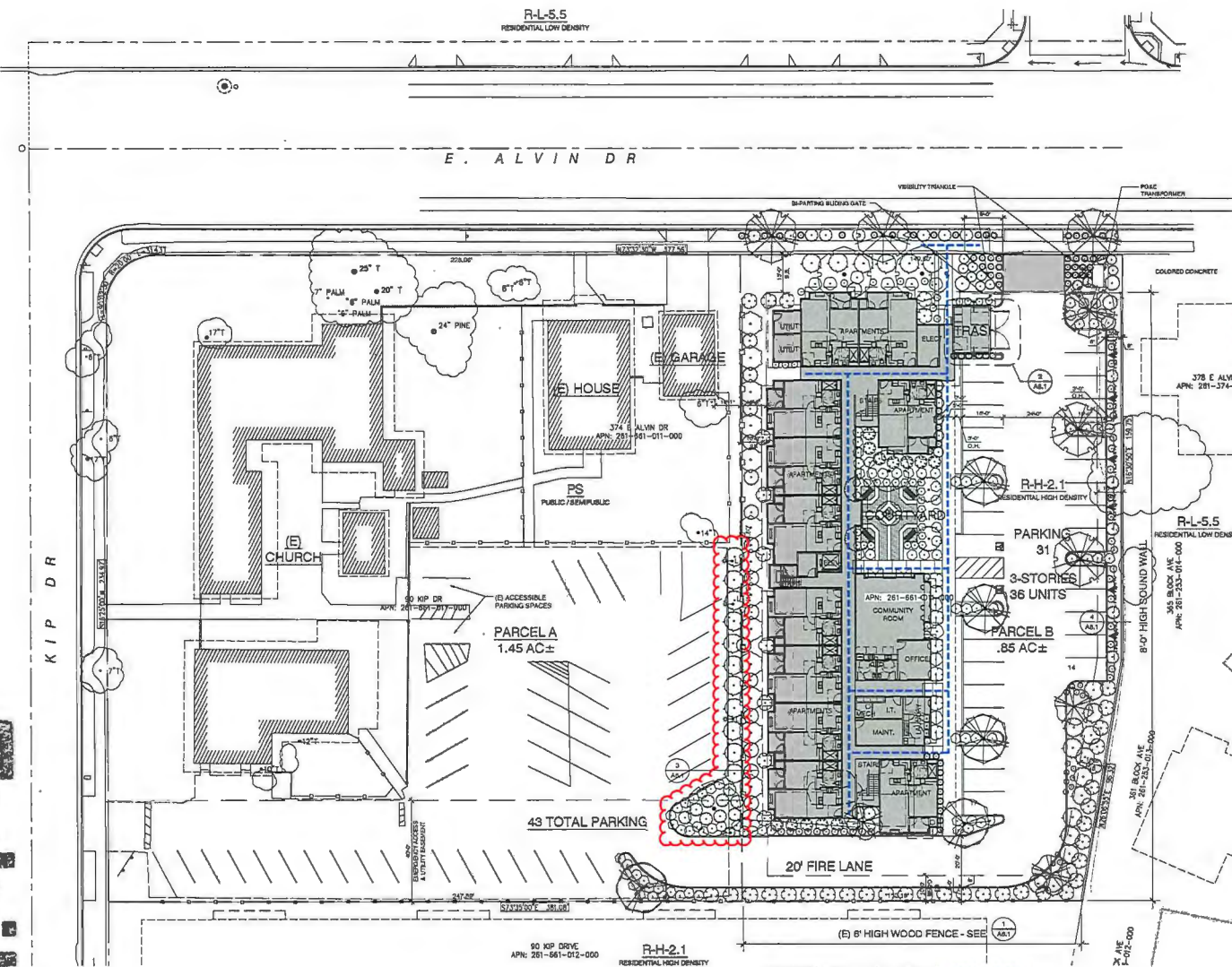
(Related to General Plan Amendment 2023-001)

Project Description: Change the zoning of a 0.85-acre portion of 98 Kip Drive (APN: 261-661-011-000) from Public/Semipublic (PS) to Residential High Density (R-H-2.1).

I:\ComDev\Planning Share Space\98 Kip Dr\2023-001 Rezone Map.doc

Exhibit 3

Exhibit  
 H



**PROJECT DATA PARCEL A**

LOCATION: E. ALVIN DRIVE  
 SALINAS, CA 93905  
 APN: 281-661-01-000  
 ZONING: PS (PUBLIC) / SEMIPUBLIC  
 PROPOSED SITE AREA: 1.45 AC (60,120 SF)  
 PROJECT DESCRIPTION: EXISTING CHURCH AND 1-STORY HOUSE w/ DETACHED GARAGE TO REMAIN. PARKING IMPROVEMENTS TO INCLUDE LANDSCAPING AND REMOVAL OF 3 PARKING SPACES FOR NEW FIRE ACCESS LANE CONNECTED TO ADJACENT PARCEL B.  
 (E) BUILDING AREAS: (E) CHURCH = 7,250 SF  
 (E) HOUSE = 1,639 SF  
 (E) GARAGE = 800 SF  
 TOTAL: 9,689 SF

FLOOR AREA RATIO	TOTAL S.F.
BUILDING AREA	9,687 SF (16% OF PARCEL)
LOT COVERAGE	TOTAL S.F.
BUILDING FOOTPRINT	9,687 SF (16% OF PARCEL)
<b>PARKING:</b>	
(E) SANITARY AREA (1 PS PER 60 SF OF ASSEMBLY AREA REQUIRED):	1,500 SF / 60 = 24 PS REQUIRED + 43 PS PROVIDED INCLUDING 2 ACCESSIBLE PS
(E) HOUSE (2 PS GARAGED PER DWELLING UNIT FOR A 2-BEDROOM OR LESS):	
PARKING AREA	20,937 SF
PARKING LANDSCAPE AREA	1,284 SF (6% OF PARKING AREA)

**PROJECT DATA PARCEL B**

LOCATION: E. ALVIN DRIVE  
 SALINAS, CA 93905  
 APN: 281-661-01-000  
 ZONING: PS (PUBLIC) / SEMIPUBLIC  
 PROPOSED ZONING: RH-4.1 (RESIDENTIAL HIGH DENSITY)  
 PROPOSED SITE AREA: 0.85 AC (37,284 SF)  
 PROJECT DESCRIPTION: CONSTRUCTION OF 36 + 100% AFFORDABLE 1-BEDROOM APARTMENT UNITS FOR SENIORS.  
 NO. OF STORIES: 3 STORIES  
 BLDG. HEIGHT: 36' ± PROPOSED +48 FT MAX. ALLOWED  
 BLDG. SETBACKS: FRONT = 18'  
 INTERIOR SIDE = 10'  
 REAR = 10'  
 DENSITY: 16 UNITS/AC MAX. ALLOWED  
 14 UNITS/AC MAX. ALLOWED  
 30 UNITS PROPOSED W/ 10% DENSITY BONUS  
 USABLE OPEN SPACE AREA PER UNIT: REQUIRED: 500 SF / UNIT (18,000 SF)  
 PROPOSED: 3,172 SF COMMON OPEN SPACE  
 1,728 SF PRIVATE OPEN SPACE  
 4,900 SF TOTAL

FLOOR AREA RATIO	TOTAL S.F.
BUILDING AREA	33,118 SF (88% OF PARCEL)
LOT COVERAGE	TOTAL S.F.
BUILDING FOOTPRINT INC. PORCH	12,010 SF (32% OF PARCEL)
<b>PARKING: SENIOR HOUSING (1 PARKING SPACE PER UNIT REQUIRED)</b>	
36 UNITS x 1	36 P.S. REQUIRED
TOTAL PROVIDED BY INC. 2 ACCESSIBLE & P.S.	
PARKING AREA	10,011 SF
PARKING LANDSCAPE AREA	2,425 SF (24% OF PARKING AREA)

**VICINITY MAP**

Project / Owner:  
**CHISPA**  
 Senior Housing  
 Apartments  
 E. ALVIN DRIVE  
 SALINAS, CA  
 APN: 281-661-011

**THE PAUL DAVIS PARTNERSHIP**  
 ARCHITECTS & PLANNERS  
 The Paul Davis Partnership, LLP  
 388 Triunfo Street  
 Monterey, CA 93948  
 (831) 375-3794 FAX (831) 375-7458  
 PDALL@pauldavispartnership.com

Drawn By: ACAM  
 Drawing Date: 9/14/2023  
 Project Number: 2211

Sheet Title:  
**PROPOSED SITE PLAN**  
 Sheet Number:

**EXTERIOR PATH OF TRAVEL**

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 3" WITHOUT EDGE TREATMENT AND 12" MAXIMUM IF TOP 3" IS BEVELED MAX. 2". WALKWAYS SHALL BE A MINIMUM 6' CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE.  
 THE ENTIRE SITE & ALL WALLS COMPLY.



NORTH  
**PROPOSED SITE PLAN**  
 SCALE: 1" = 20'-0"

A1.1

Project / Owner:

CHISPA  
Senior Housing  
Apartments

E. ALVIN DRIVE  
SALINAS, CA  
APN: 261-661-011

THE  
PAUL DAVIS  
PARTNERSHIP  
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
206 Eldorado Street  
Livermore, CA 94550  
(925) 372-2700 FAX: (925) 372-7100  
DMAU: info@pauldavispartnership.com

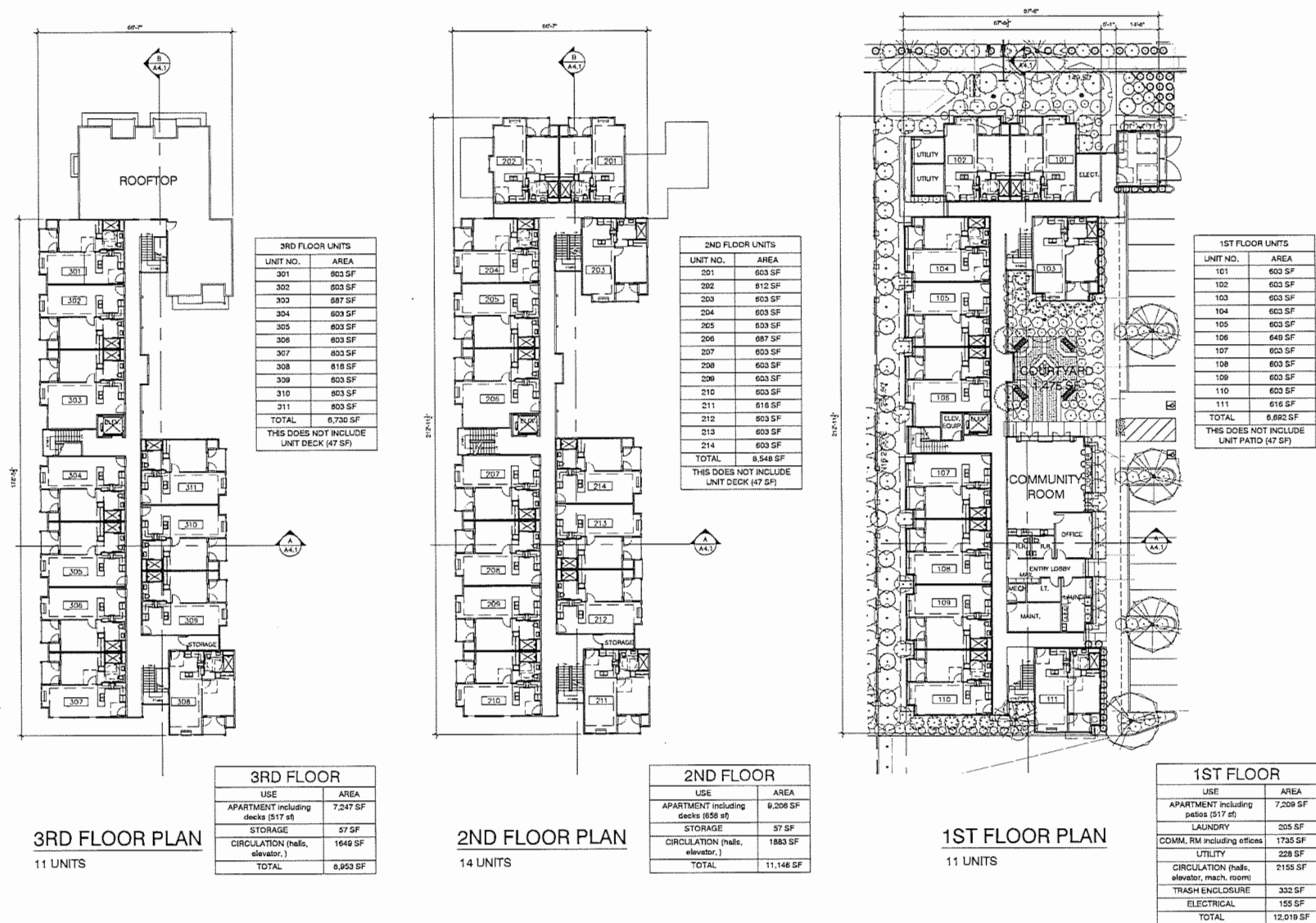
Drawn By: AC/ML  
Drawing Date: 8/14/2023  
Project Number: 5211

Revisions:

The use of these plans and specifications is restricted to the project and site. No part of these plans or specifications shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Sheet Title:  
PROPOSED  
FLOOR PLANS

Sheet Number:



NORTH  
PROPOSED FLOOR PLANS 36 UNITS

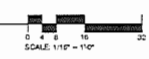


Exhibit 5

Project / Owner:

# CHISPA Senior Housing Apartments

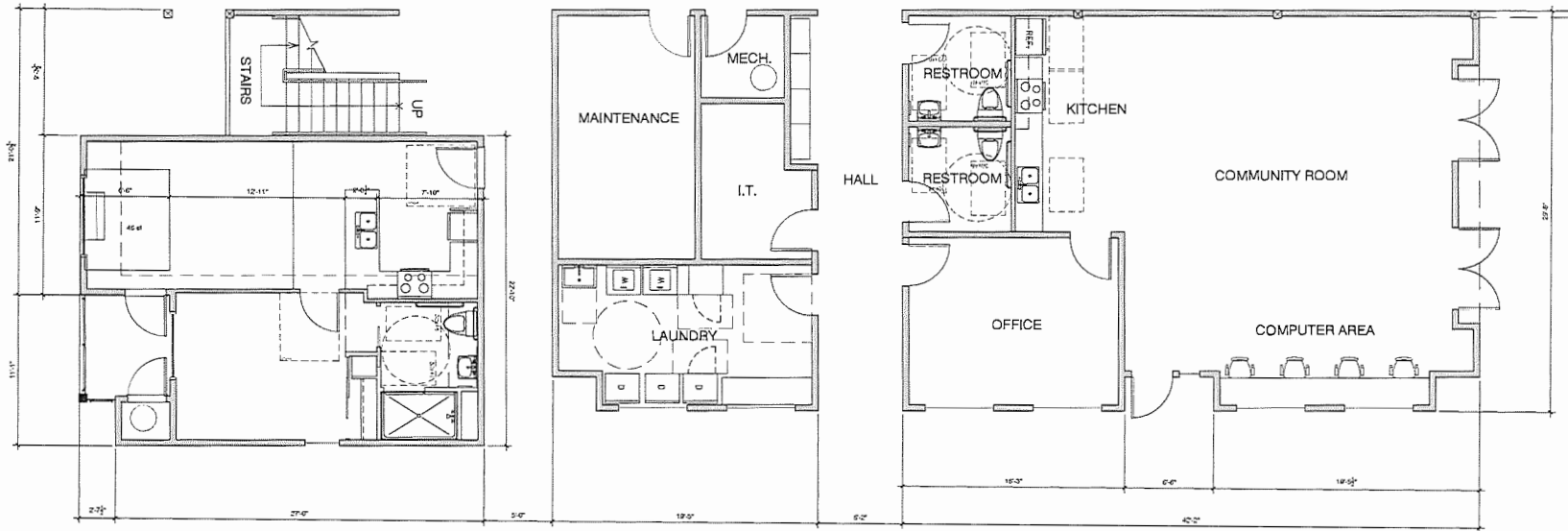
E. ALVIN DRIVE  
SALINAS, CA

APN.: 261-661-011

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
250 Eldorado Street  
Menlo Park, CA 94025  
(650) 375-7754 / FAX (650) 375-7426  
PDA@pauldavispartnership.com

NATURAL LIGHT & VENT CALC.					
ROOMS	NET AREA (SF) MAX.	NAT. LIGHT REQUIRED	NAT. LIGHT PROVIDED	NAT. VENT REQUIRED	NAT. VENT PROVIDED
BEDROOM	135	10,805F	23 SF	5,455F	8.4 SF
LIVING/DINING/KITCHEN	280	22,425F	23 SF (MIN)	11,205F	26.4 SF (MIN)



Drawn By: AD/ML  
 Drawing Date: 9/14/2023  
 Project Number: 2211

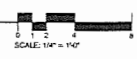
Revisions:

The use of these plans and specifications is restricted to the particular site and conditions and no other use without the written consent of the architect. No part of these plans or specifications shall be used for any other project or for any other purpose without the written consent of the architect.

Sheet Title:  
**ENLARGED PLANS**

Sheet Number:

### ENLARGED TYPICAL UNIT FLOOR PLAN, LAUNDRY, OFFICE, AND COMMUNITY ROOM



# A2.2

# Exhibit 6

**MATERIALS AND COLORS**

- 1. EXTERIOR WALL: SAND FINISH STUCCO  
PAINT COLOR - SW 6127 (IVORE)
- 2. EXTERIOR WALL: SAND FINISH STUCCO  
PAINT COLOR - SW 6126 (RESTRAINED GOLD)
- 3. EXTERIOR WALL: VERTICAL FIBER CEMENT SIDING & TRIM  
PAINT COLOR - SW 2840 (HAMMERED SILVER)
- 4. WOOD TRIM WOOD FASCIA,  
OUTTERS, POST PAINT COLOR - SW 6110 (ANTIQUE WHITE)
- 5. DOORS PAINT COLOR - SW 7746 (RUSHING RIVER)
- 6. VINYL WINDOWS  
AND LDUVERS WHITE

Project / Owner:

**CHISPA  
Senior Housing  
Apartments**

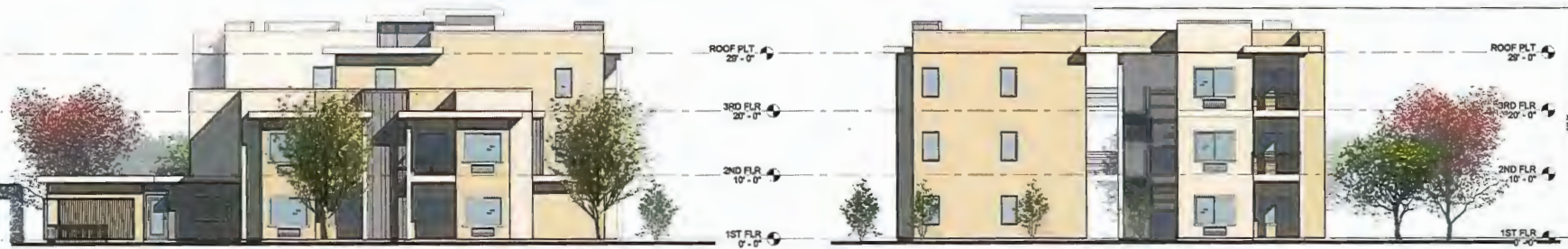
E. ALVIN DRIVE  
SALINAS, CA  
APN.: 281-661-011

**THE PAUL DAVIS  
PARTNERSHIP**  
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
205 Islandia Street  
1140 Irving, CA 95948  
(925) 373-3781 FAX (925) 373-7459  
EMAIL: info@pauldavispartnership.com



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

**ELEVATIONS**

Revisions:

No use of these plans and specifications is authorized by the architect after the date of the last revision, and any changes or modifications to these plans and specifications shall be shown on drawings or in a separate sheet or as part of a separate sheet. This is the same as a contract document with the contractor and shall be used as the basis for construction.

Sheet Title:  
**ELEVATIONS**

Sheet Number:



A3.1

Exhibit 7

Project / Owner:

# CHISPA Senior Housing Apartments

E. ALVIN DRIVE  
SALINAS, CA

APN.: 261-861-011

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
250 Edmonds Street  
Livermore, CA 94550  
(925) 372-2750 FAX (925) 272-7429  
EMAIL: info@pauldavispartnership.com

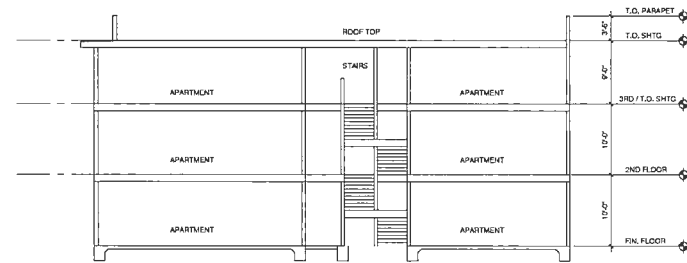
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Project Number: 2011

Revisions:

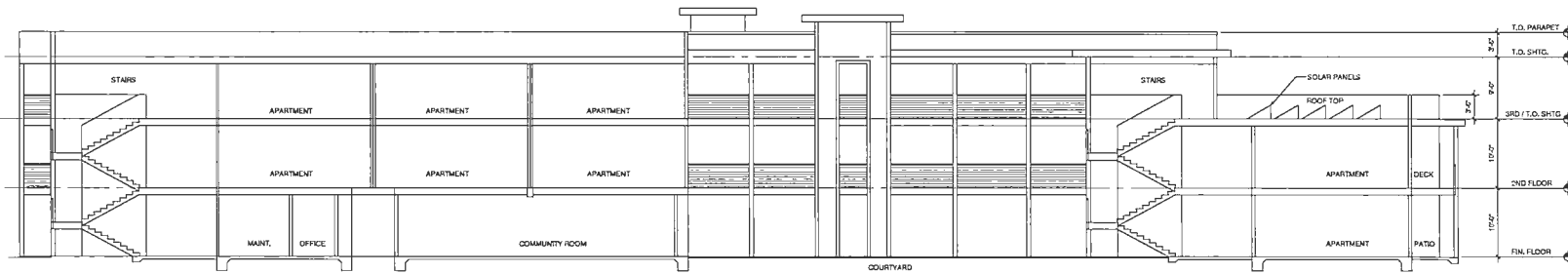
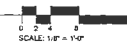
The use of these plans and specifications is restricted to the project and site for which they were prepared, and no other use or application is permitted without the written consent of the architect. The use of these plans and specifications for any other project is prohibited.

Sheet Title:  
**BUILDING SECTIONS**

Sheet Number:



**A** CROSS SECTION



**B** LONGITUDINAL SECTION

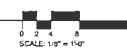


Exhibit 8



Project / Owner:

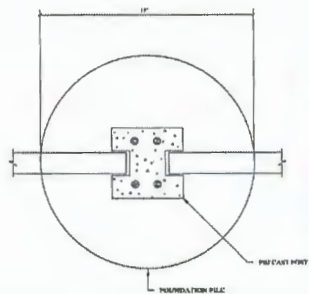
**CHISPA  
Senior Housing  
Apartments**

E. ALVIN DRIVE  
SALINAS, CA

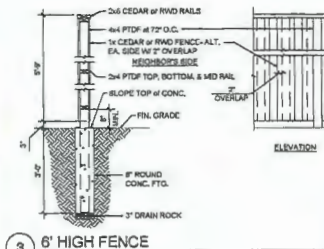
APN: 261-651-011

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PAUL DAVIS  
PARTNERSHIP  
ARCHITECTS & PLANNERS**

The Paul Davis Partnership, LLP  
200 El Estero Street  
Livermore, CA 94550  
(925) 375-2794 FAX (925) 375-7438  
CADALU: info@pauldavispartnership.com



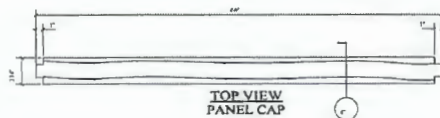
**SECTION "B"**  
PLAN VIEW AT PANEL



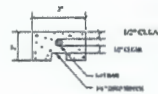
**3** 6' HIGH FENCE  
SCALE: 1/2" = 1'-0"



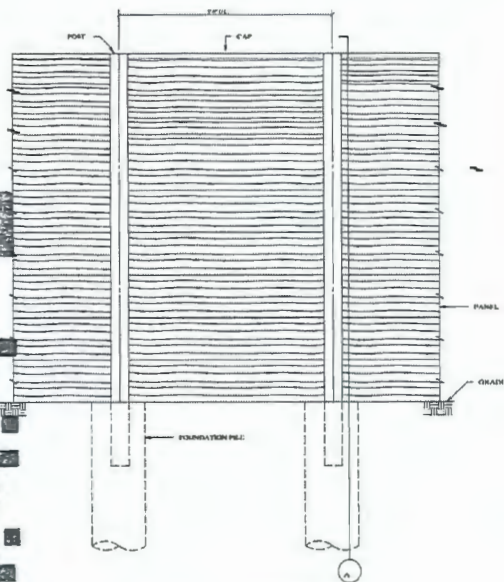
**1** PHOTO OF EXISTING FENCE



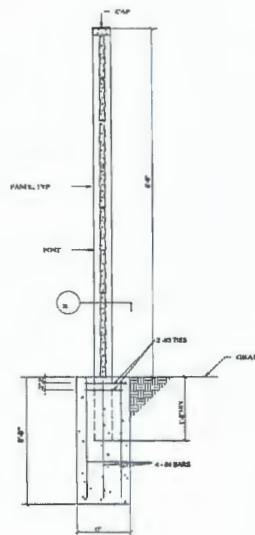
**TOP VIEW  
PANEL CAP**



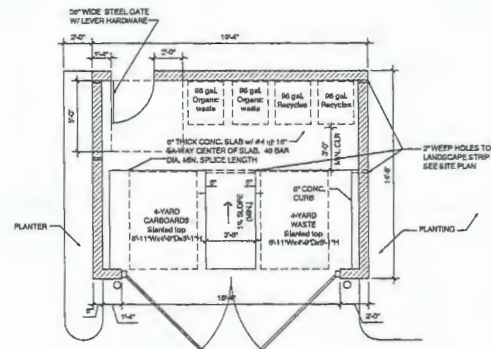
**SECTION "C"**



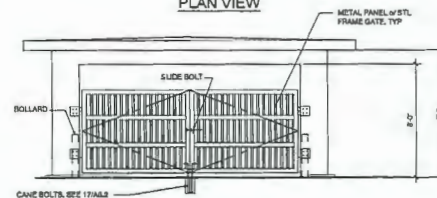
**WALL ELEVATION**



**SECTION "A"**



**PLAN VIEW**



**FRONT ELEVATION**  
SEE A3.1 FOR MATERIALS AND COLORS

**2** TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"

Drawn By: ACRA  
Drawing Date: 01/4/2023  
Project Number: 2211

Revised:

The use of these plans and specifications is limited to the project and site shown. Any changes, omissions, or additions to these plans and specifications shall be made in writing and approved by the architect. The user of these plans and specifications shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.

Sheet Title:  
**SITE DETAILS**

Sheet Number:

**A8.1**

Exhibit 9

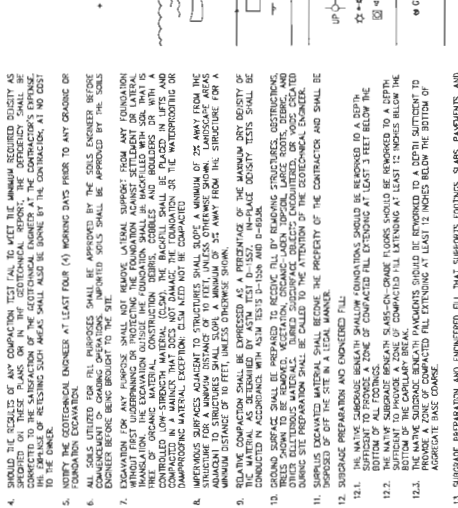
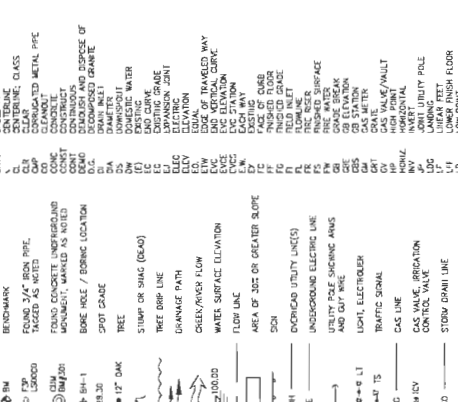
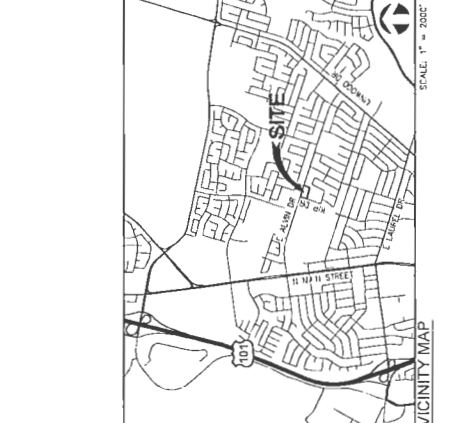
Professional Engineer Seal for CHPSA - ST GEORGES'S, License No. 4244, State of California. Includes contact information for the firm.

ARCHITECT: THE PAUL DAVIS PARTNERSHIP, LP, 2000 S. GARDEN STREET, ANAHEIM, CA 92805, TEL: (714) 774-3794

SITE ADDRESS & APN: 58 FIF DRIVE, SAN JUAN, CA 92086, APN: 031-01-01-000

GEOTECHNICAL ENGINEER: WILSON ENGINEERS, 1000 MAIN STREET, SUITE A, WATSONVILLE, CA 95076, TEL: (831) 724-3889

CIVIL ENGINEER/SURVEYOR: WILSON ENGINEERS, 1000 MAIN STREET, SUITE A, WATSONVILLE, CA 95076, TEL: (831) 724-3889



GENERAL NOTES: 1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION REPORT, LOGGED SURVEYING DRAWINGS, AND THIS SPECIFIC GRADING AND DRAINAGE PLAN.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2009 CALIFORNIA BUILDING STANDARDS CODE (CBC TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF SAN JUAN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

4. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL CHANGES AND APPROVALS DURING THE CONSTRUCTION PROCESS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS. A table with columns for TYPE, FREQUENCY, and NOTES, detailing inspection requirements for various soil types and construction stages.

Table with columns for TYPE, FREQUENCY, and NOTES, detailing inspection requirements for various soil types and construction stages.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

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CHIPA - ST GEORGES  
OVERALL SITE PLAN

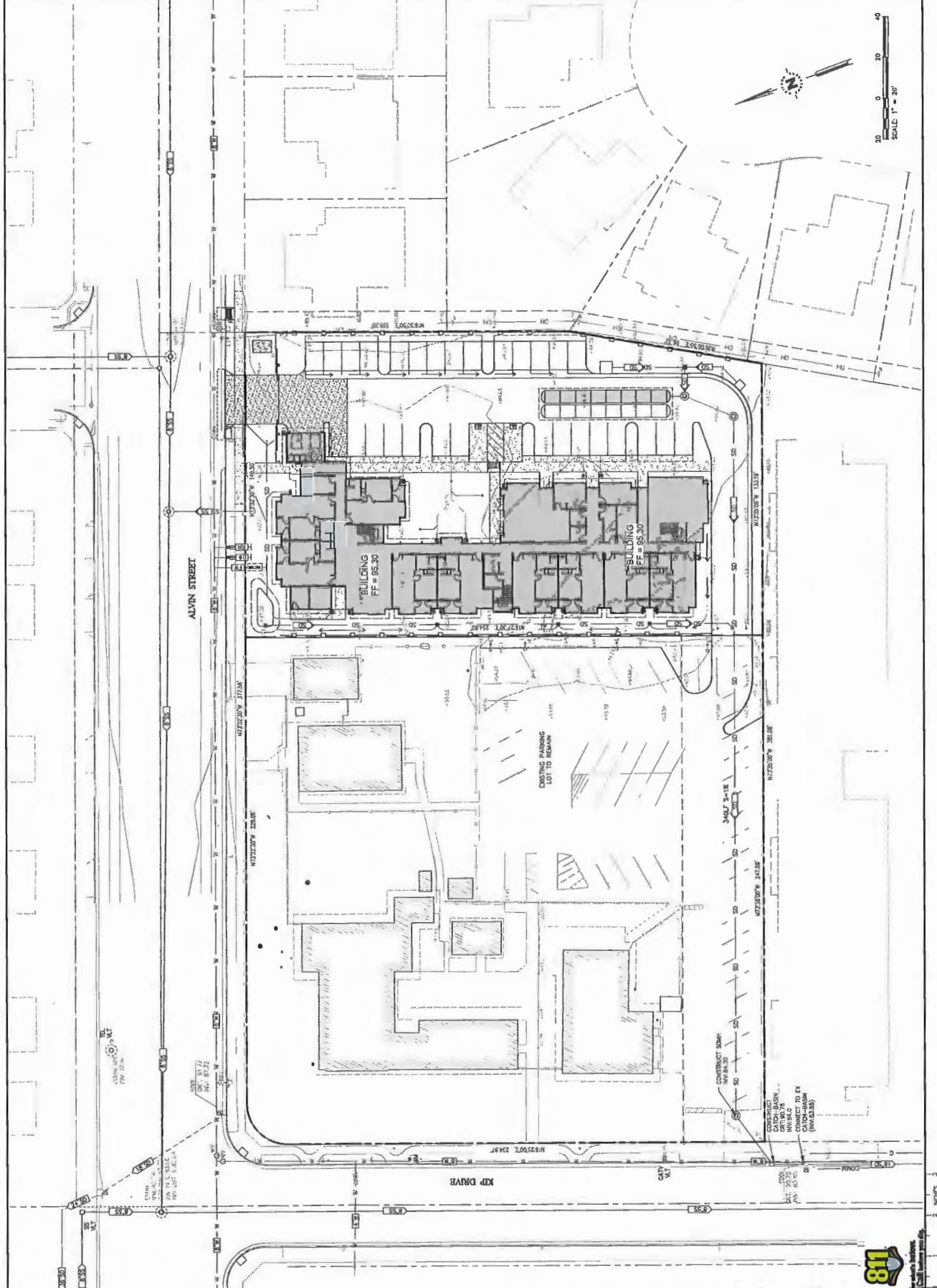
C1.0  
SHEET

SCALE: 1"=20'  
JOB NO: 4504  
DATE: 04/11/11  
APR: 261-661-0111  
Sponco, Colterco

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Whitson ENGINEERS  
Land Surveying  
1100 West 10th Street  
Saskatoon, Saskatchewan  
S4N 1A5  
306-975-1111  
whitsoneng.com

Professional Engineer  
M. P. Whitson  
Saskatchewan  
No. 1111  
Exp. 03/31/2011



Exhibit



# CHISPA - ST GEORGES

## GRADING, DRAINAGE AND UTILITY PLAN

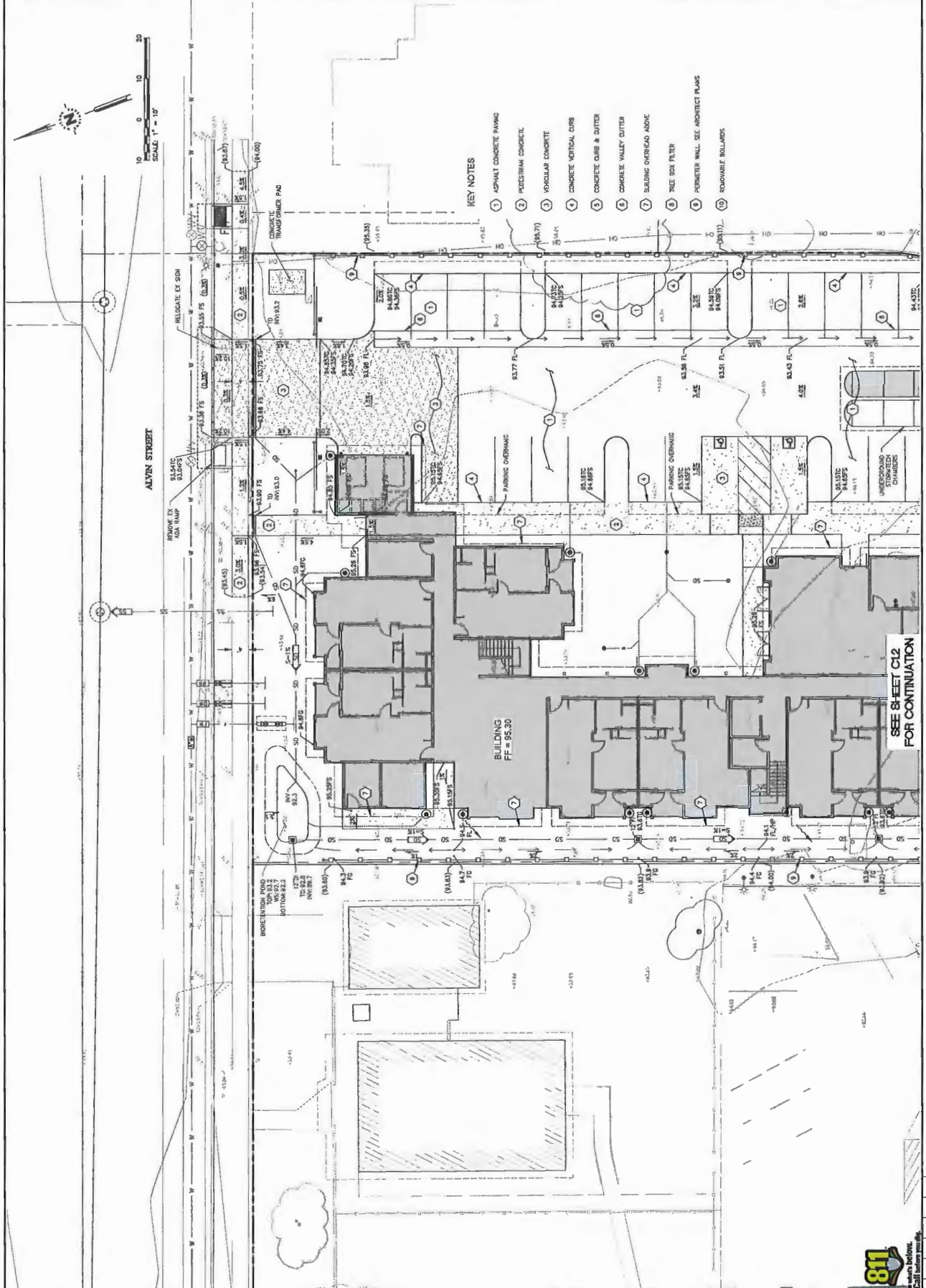
ST. GEORGES, CALIFORNIA  
APR. 26, 1961-011

1	APPROVED	STANDARD SPECIFICATIONS
2	APPROVED	STANDARD SPECIFICATIONS
3	APPROVED	STANDARD SPECIFICATIONS
4	APPROVED	STANDARD SPECIFICATIONS
5	APPROVED	STANDARD SPECIFICATIONS
6	APPROVED	STANDARD SPECIFICATIONS
7	APPROVED	STANDARD SPECIFICATIONS
8	APPROVED	STANDARD SPECIFICATIONS
9	APPROVED	STANDARD SPECIFICATIONS
10	APPROVED	STANDARD SPECIFICATIONS

**Whitson ENGINEERS**  
Land Surveying & Engineering  
1000 North Main Street  
San Jose, CA 95128  
Tel: (408) 434-2338  
Fax: (408) 434-2339  
www.whitson.com

**Professional Seal:** CIVIL ENGINEER, STATE OF CALIFORNIA, No. 12345, Exp. 12/31/2024

SCALE	1" = 10'
DRAWN	AK
CHECKED	AK
DATE	04/26/61
SHEET	C1.1
	OF 2



### KEY NOTES

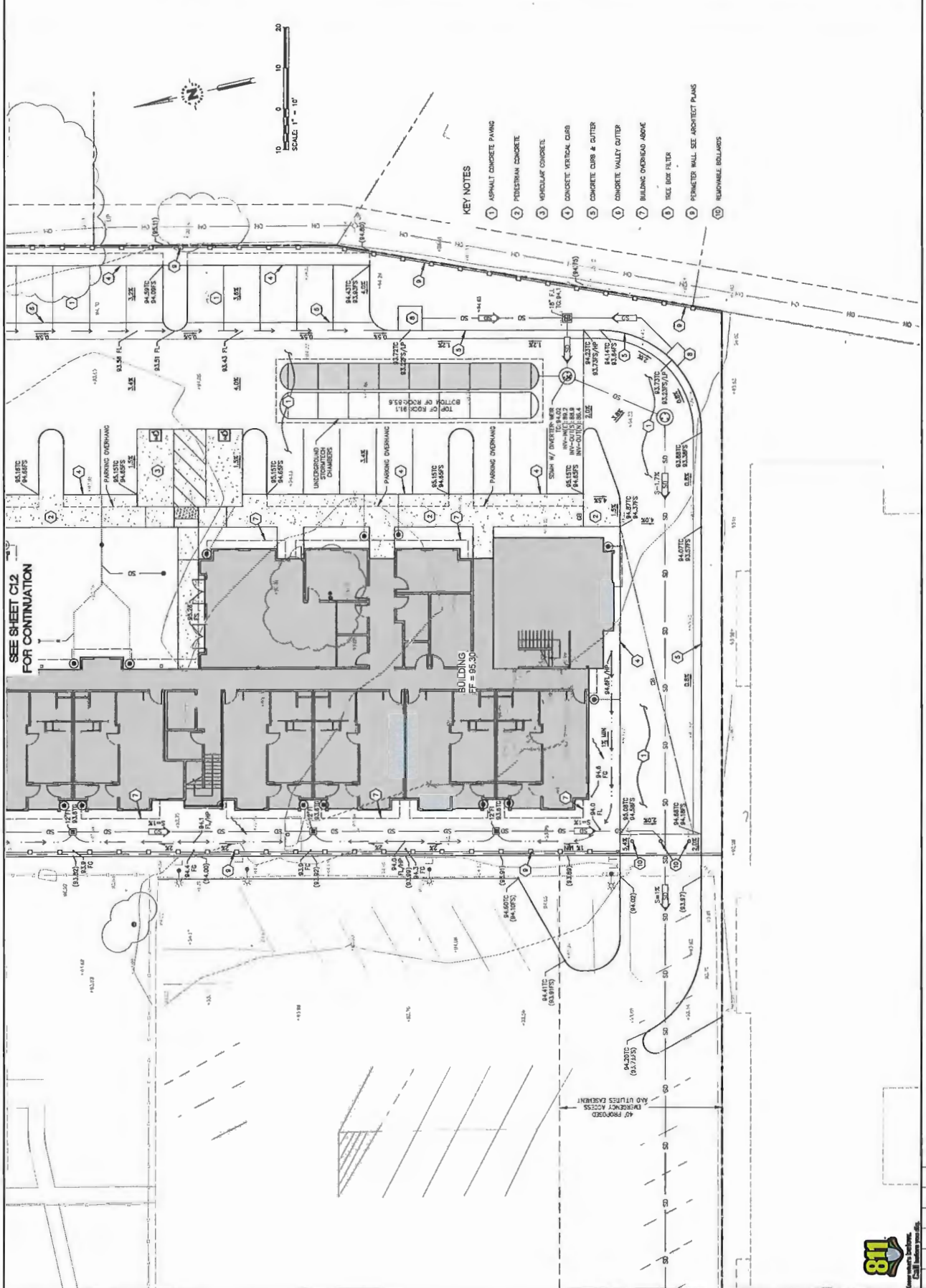
- 1 ASPHALT CONCRETE PAVING
- 2 FIDESIAN CONCRETE
- 3 VIBRATED CONCRETE
- 4 CONCRETE VERTICAL CURB
- 5 CONCRETE CURB & GUTTER
- 6 CONCRETE VALLEY CUTTER
- 7 BUILDING OVERHEAD ABOVE
- 8 TREE BOX FILTER
- 9 PERIMETER WALL, SEE ARCHITECT PLANS
- 10 ROUNDABOUT BILLIARDS

SEE SHEET C12 FOR CONTINUATION



1	MANAGING SURVEYOR	11/11/09
2	REGISTERED SURVEYOR	11/11/09
3	REGISTERED SURVEYOR	11/11/09
4	REGISTERED SURVEYOR	11/11/09
5	REGISTERED SURVEYOR	11/11/09
6	REGISTERED SURVEYOR	11/11/09
7	REGISTERED SURVEYOR	11/11/09
8	REGISTERED SURVEYOR	11/11/09
9	REGISTERED SURVEYOR	11/11/09
10	REGISTERED SURVEYOR	11/11/09

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Land Engineering  
11000 Highway 101  
Suite 100  
St. Georges, SC 29582  
803-335-1100  
www.whitsoneng.com



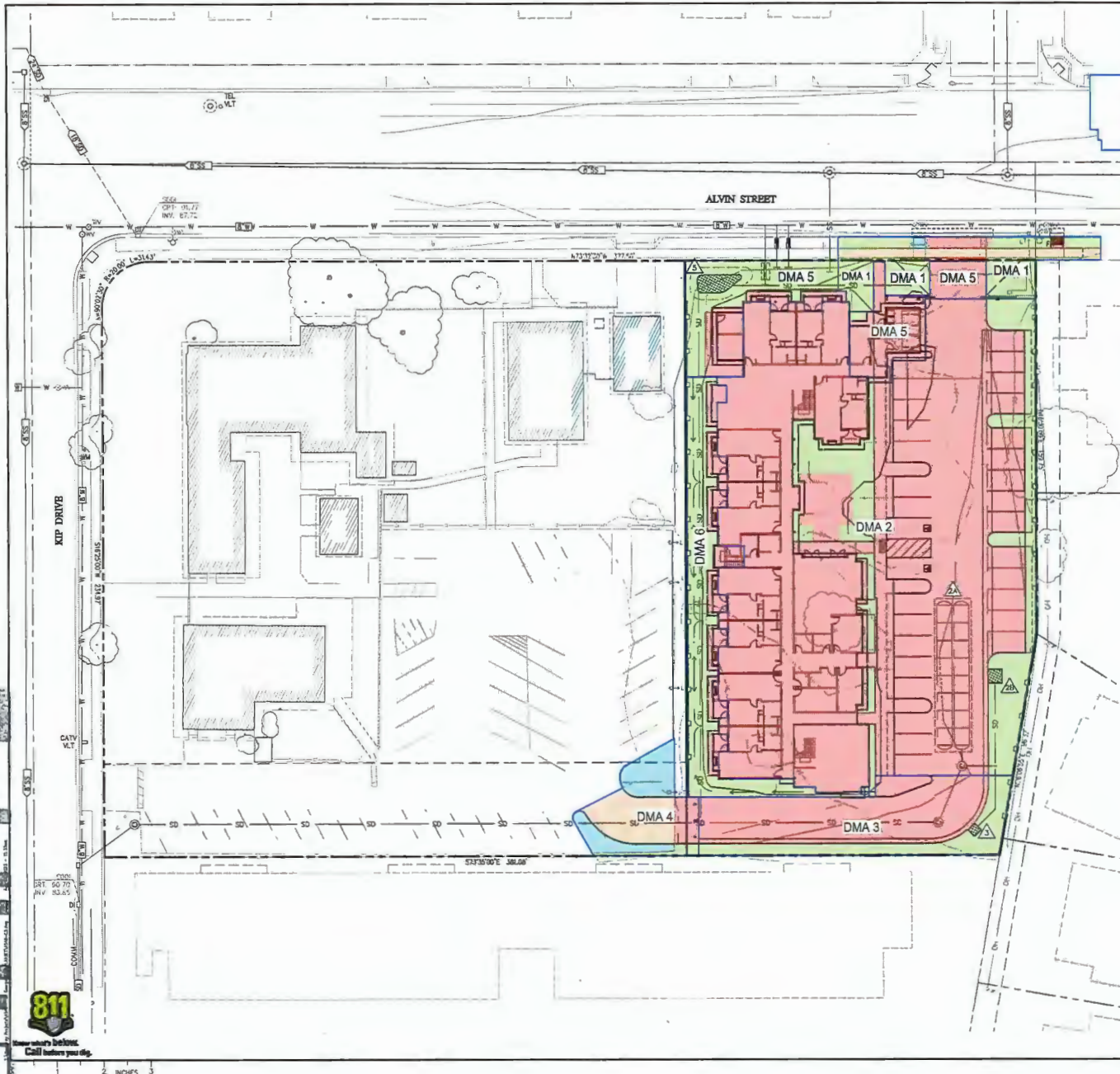
- KEY NOTES**
- 1 ASPHALT CONCRETE PAVING
  - 2 PERMEABLE CONCRETE
  - 3 MODULAR CONCRETE
  - 4 CONCRETE VERTICAL CURB
  - 5 CONCRETE CURB & CUTTER
  - 6 CONCRETE VALLEY CUTTER
  - 7 BUILDING OVERHEAD ABOVE
  - 8 TREE EDGE FILTER
  - 9 PERIMETER WALL SEE ARCHITECT PLANS
  - 10 REMOVABLE BOLLS

SEE SHEET C1.2 FOR CONTINUATION





EXHIBIT 15



**LEGEND**

- DRAINAGE MANAGEMENT AREA (DMA)
- NEW IMPERVIOUS AREA
- REPLACED IMPERVIOUS AREA
- NEW PERVIOUS AREA (REMOVED IMPERVIOUS AREA)
- REPLACED PERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO REMAIN
- EXISTING PERVIOUS AREA TO REMAIN
- STORMWATER CONTROL MEASURE (SCM) (REPLACED PERVIOUS AREA)
- SELF-TREATING AREA (STA)
- SELF-RETAINING AREA (SRA)



Civil Engineering  
 Land Surveying  
 4000 Court  
 Houston, Texas 77002  
 281.461.4011  
**Whitson**  
 ENGINEERS



PREPARED FOR (CLIENT)	
1	PLANNING DEPARTMENT
2	PLANNING DEPARTMENT #2
3	PLANNING DEPARTMENT #3
4	PLANNING DEPARTMENT #4

CHISPA - ST GEORGES  
 STORMWATER CONTROL PLAN  
 APN: 261-461-0011

SCALE: 1"=20'  
 DRAWN: MK  
 JOB No.: 4546  
 SHEET  
**C3.1**  
 OF 6

NOT FOR CONSTRUCTION

Call before you dig.

2 INCHES 3

CHISPA  
SENIOR HOUSING APARTMENTS  
E. ALVIN DRIVE  
SALINAS, CALIFORNIA  
APN: 281-661-011

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REVISIONS

LANDSCAPE PLAN

JOB NO. 202218  
SCALE as noted  
DRAWN MA SHEET  
CHECK  
DATE 8.14.2023 L-1.0

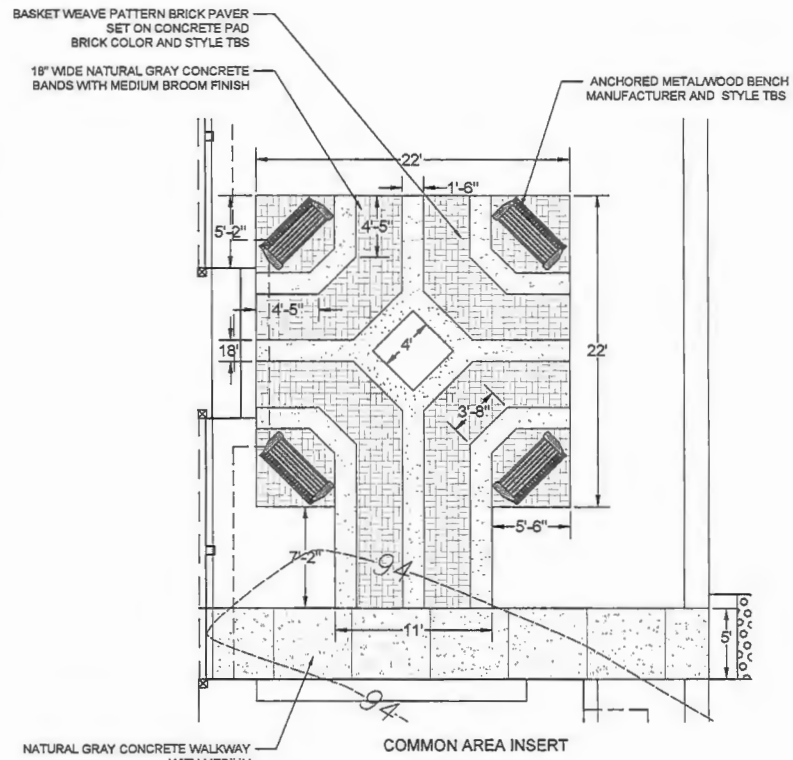
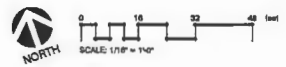
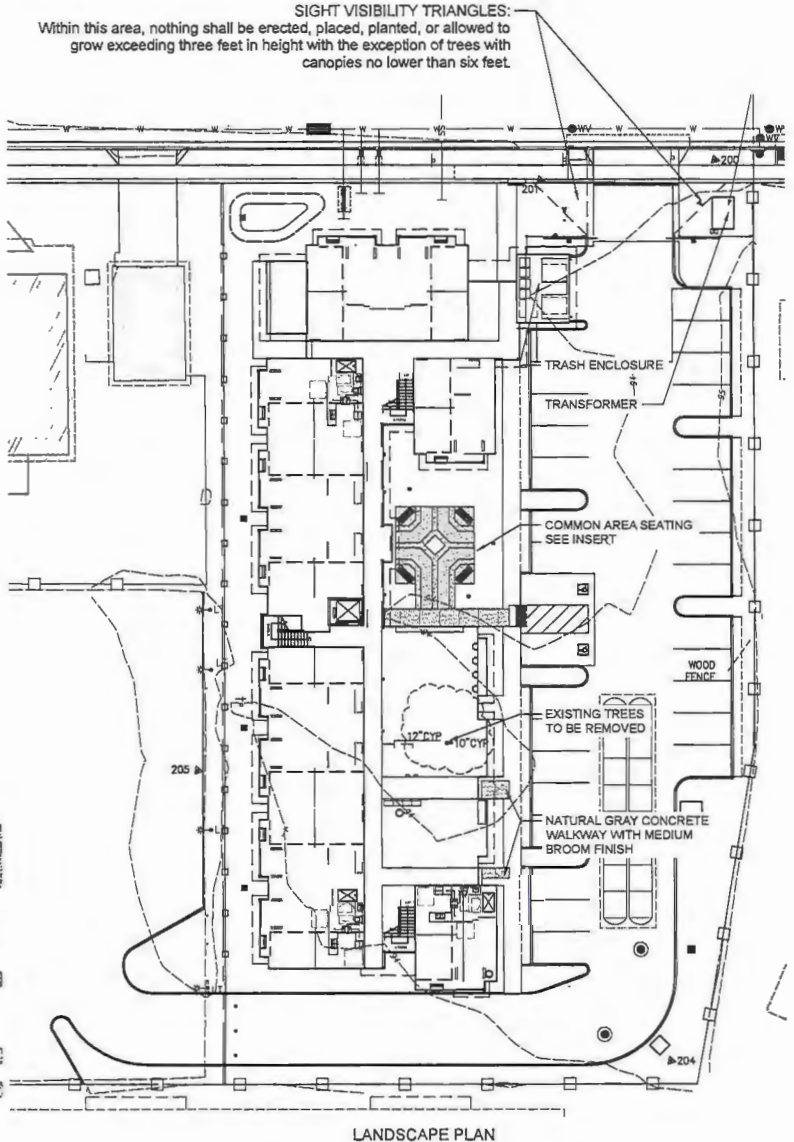


Exhibit  
161





TREES



Arbutus x 'Marina'  
Marina Strawberry Tree Standard



Citrus x limon 'Improved Meyer'  
Improved Meyer Lemon



Citrus x sinensis 'Dwarf Washington'  
Dwarf Washington Navel Orange



Lagerstroemia indica x fauriei 'Muskogee'  
Muskogee Crape Myrtle



Lagerstroemia indica x fauriei 'Zuni'  
Zuni Crape Myrtle



Olea europaea  
Olive Multi-Trunk



Prunus cerasifera 'Krauter Vesuvius'  
Krauter Vesuvius Purple-leaf Plum

TREES



Pyrus calleryana 'Aristocrat'  
Aristocrat Callery Pear



Quercus agrifolia  
Coast Live Oak

VINES



Bougainvillea x 'Oh My My'  
Oh My My Bougainvillea



Trachelospermum jasminoides  
Chinese Star Jasmine

RETENTION BASIN

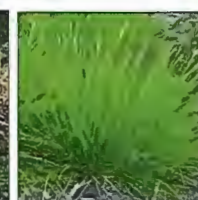


Juncus patens  
California Gray Rush

ORNAMENTAL GRASSES

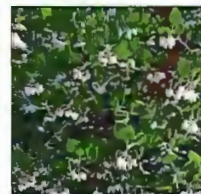


Lomandra longifolia Platinum Beauty  
Variegated Mat Rush



Sesleria x 'Greenlee'  
Greenlee Moor Grass

SHRUBS



Arctostaphylos hookeri 'Monterey Carpet'  
Monterey Carpet Hooker's Manzanita



Buxus x 'Green Mountain'  
Green Mountain Boxwood



Ceanothus maritimus 'Valley Violet'  
Maritime Ceanothus



Cistus salvifolius 'Prostratus'  
Sageleaf Rockrose



Correa x 'Carmine Bells'  
Carmine Bells Australian Fuchsia



Loropetalum chinense rubrum 'Plum Delight'  
Plum Leaf Fringe Flower

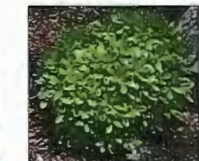
SHRUBS



Myrica californica 'Buxifolia'  
Pacific Wax Myrtle



Pittosporum tenuifolium 'Marjorie Channon'  
Marjorie Channon Tawhiwhi



Pittosporum tobira 'Shima' TM  
Cream de Mint Mock Orange



Westringia fruticosa 'Morning Light'  
Morning Light Coast Rosemary

PERENNIALS



Diets iridioides  
Fortnight Lily



Iris douglasiana 'Pacific Coast Hybrids'  
Pacific Coast Hybrid Iris



Nepeta x faassenii 'Blue Wonder'  
Catmint

CHISA  
SENIOR HOUSING APARTMENTS  
E. ALVIN DRIVE  
SALINAS, CALIFORNIA  
APN: 261-661-011

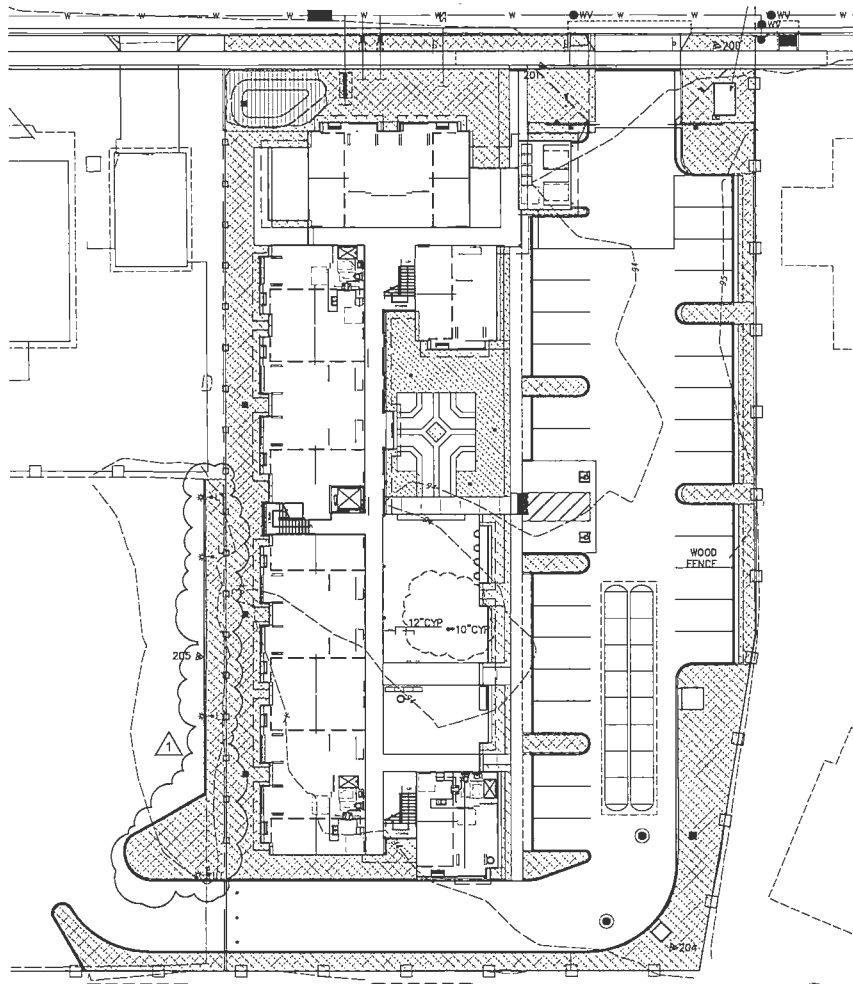
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REVISIONS

PLANT IMAGES

JOB NO. 202218  
SCALE not to scale  
DRAWN MA SHEET  
CHECK  
DATE 8.14.2023 L-2.1

Exhibit 19



**HYDROZONE MAP LEGEND**

SYMBOL	DESCRIPTION	QTY
	DRIP LOW WATER USE	9,586 s.f.
	DRIP MODERATE WATER USE	1,503 s.f.
	RETENTION BASIN MODERATE WATER USE	412 s.f.
	<b>TOTAL LANDSCAPE AREA</b>	<b>11,501 s.f.</b>

**MAWA**

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Messages and Warnings

Click on the blue cell on right to Pick City Name	Salinas	Name of City
ETo of City from Appendix A		39.10ETo (inches/year)
		412Overhead Landscape Area (ft2)
		11,089Drip Landscape Area (ft2)
		0SLA (ft2)
<b>Results:</b>	<b>Total Landscape Area</b>	<b>11,501.00</b>
(ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) x SLA]		Gallons
		Cubic Feet
		HCF
		Acre-feet
		Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ETo of City from Appendix A		39.10ETo (inches/year)
Total Landscape Area		11,501.00LA (ft2)
Special Landscape Area		0.00SLA (ft2)
		14Total annual precipitation (inches/year)
Enter Effective Precipitation		3.50Eppt (in/yr)(25% of total annual precipitation)
<b>Results:</b>		
MAWA = [(ETo - Epp) x (0.82) x [(0.55 x LA) + (1.0 - 0.55) x SLA]		139,604.89Gallons
		18,662.52Cubic Feet
		186.63HCF
		0.43Acre-feet
		0.14Millions of Gallons

**ETWU**

Estimated Total Water Use

Equation: ETWU = ETo x 0.62 x [(PF x HA)/(IE) + SLA]; Considering precipitation ETWA = (ETo - Epp) x 0.62 x [(PF x HA)/(IE) + SLA]

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft2))/IE
Zone 1	Drip	Low	0.30	9,586	0.81	3,550
Zone 2	Drip	Medium	0.50	1,503	0.81	928
Zone 3	Overhead Spray	Medium	0.60	412	0.75	330
						4,808
						0
				0		
				Sum		11,501

<b>Results</b>			
MAWA =	139,605	ETWU =	106,107Gallons
			14,184Cubic Feet
			142HCF
			0.43Acre-feet
			0.14Millions of Gallons

ETWU complies with MAWA



**CHISPA**  
**SENIOR HOUSING APARTMENTS**  
**E. ALVIN DRIVE**  
**SALINAS, CALIFORNIA**  
**APN: 281-661-011**

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REVISIONS	
△ 8.14.23	additional planting

**HYDROZONE MAP WATER USE CALCULATIONS**

JOB NO.	2022218
SCALE	1/16" = 1' - 0"
DRAWN	MA
CHECK	SHEET
DATE	8.14.2023
	<b>L-3.0</b>

**GENERAL NOTES:**

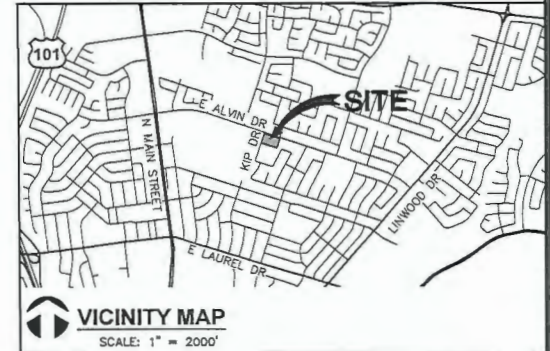
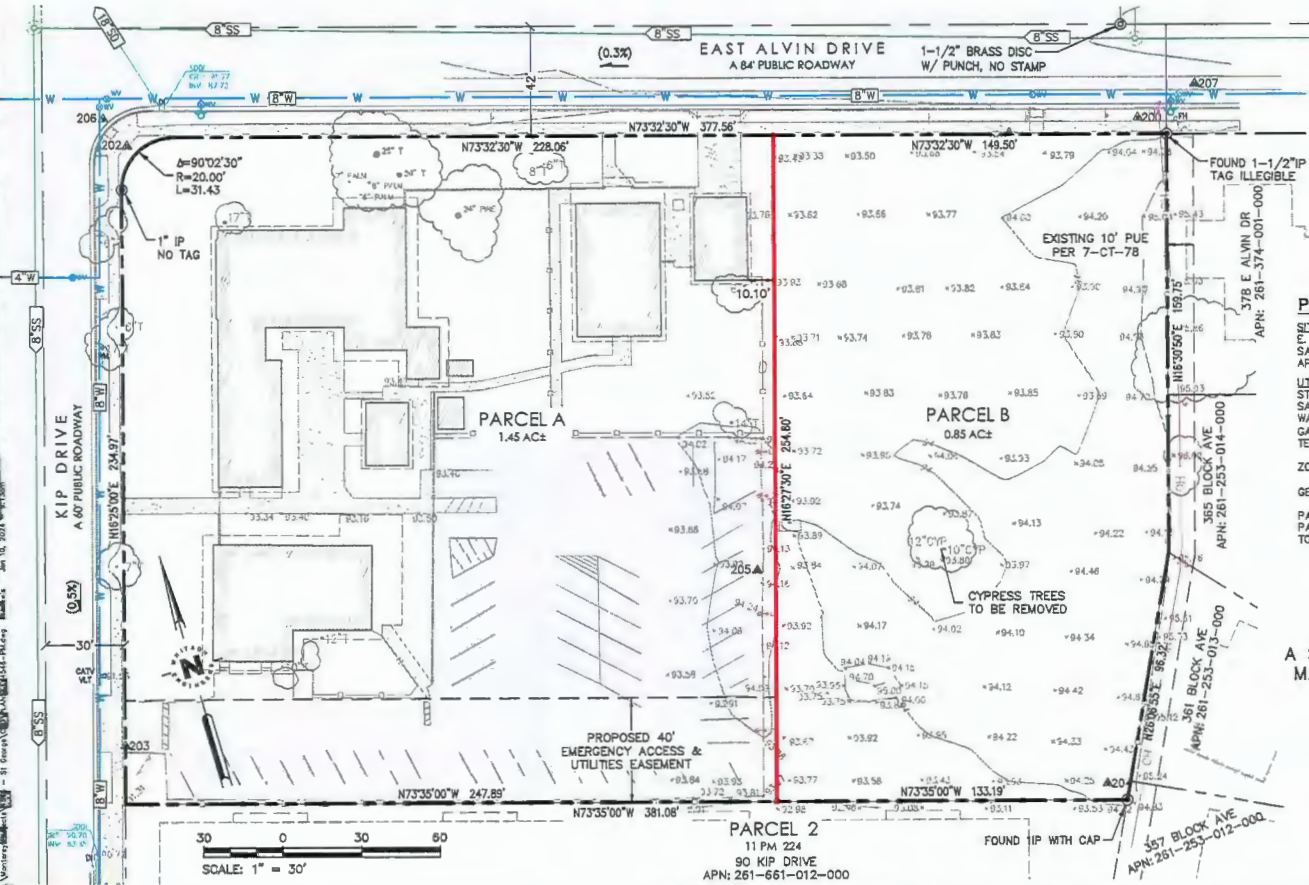
1. APN 261-661-011-000  
E. ALVIN DRIVE, SALINAS, CA
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. LOCAL BENCHMARK: 1" REBAR & CAP DESIGNATED PT. #200 ELEVATION: 93.88' (NAVD88) ELEVATIONS SHOWN HEREON WERE ESTABLISHED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).

**LEGEND**

	GROUND CONTOUR		FENCE
	SUBJECT PROPERTY LINE		SIGN
	PROPOSED PROPERTY LINE		OVERHEAD UTILITY LINE(S)
	ADJACENT PROPERTY LINE		UNDERGROUND ELECTRIC LINE
	CONTROL POINT		UTILITY POLE SHOWING ARMS AND GUY WIRE
	BENCHMARK		STORM DRAIN/SEWER MANHOLE
	FOUND IRON PIPE, AS NOTED		UNDERGROUND GAS LINE
	SPOT GRADE		SANITARY SEWER (GRAVITY)
	TREE		LIGHT, ELECTROIER
	TREE DRIPLINE		STORM DRAIN INLET
	FIRE HYDRANT		

**EXISTING EASEMENT NOTES:**

- EASEMENTS OF RECORD AS IDENTIFIED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4408-8877183, DATED OCTOBER 4, 2022, EXCEPTIONS AND EXCLUSIONS:
- EXCEPTIONS 1. THROUGH 4. NOT EASEMENT INTERESTS
  - EASEMENTS OVER EXISTING ROADS, PIPELINES - NONE KNOWN, EXCEPT AS SHOWN
  - POLE LINE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
  - NOT AN EASEMENT INTEREST
  - PG&E EASEMENT - NOT PLOTTABLE
  - NOT AN EASEMENT INTEREST
  - PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
  - PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
  - TELEPHONE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
  - THROUGH 18. NOT EASEMENT INTERESTS



**PROJECT DATA**

**SITE ADDRESS:**  
E. ALVIN DRIVE  
SALINAS, CA 93906  
APN 261-661-011-000

**UTILITY PROVIDERS:**  
STORM DRAINAGE: CITY OF SALINAS  
SANITARY SEWER: CITY OF SALINAS  
WATER: CAL WATER  
GAS/ELECTRIC: PG&E  
TELEPHONE: COMCAST

**ZONING:** R-H-2.1 (RESIDENTIAL HIGH DENSITY)

**GENERAL PLAN LAND USE:** RESIDENTIAL

**PARCEL A:** 1.45 AC  
**PARCEL B:** 0.85 AC  
**TOTAL ACREAGE:** 2.30 AC

**OWNER/SUBDIVIDER**

ST. GEORGE EPISCOPAL CHURCH  
98 KIP DRIVE,  
SALINAS, CA 93906

ATTN: (831) 449-6709

**GEOTECHNICAL ENGINEER:**  
ROCK SOLID ENGINEERING, INC  
1100 MAIN STREET, SUITE A  
WATSONVILLE, CA 95076

831-724-5868  
OFFICE@ROCKSOLIDENGINEERS.COM

**CIVIL ENGINEER/SURVEYOR:**  
WHITSON ENGINEERS  
6 HARRIS COURT  
MONTEREY, CA 93940  
831-649-5225  
RICHARD P. WEBER, LS #8002

**VESTING TENTATIVE PARCEL MAP  
CHISPA - ST GEORGE'S**

A SUBDIVISION OF A 2.30AC PARCEL 1, BOOK 11 OF PARCEL MAPS, AT PAGE 224 IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA

**PREPARED BY:**  
**Whitson ENGINEERS**

6 Harris Court, Monterey, California  
831.649.5225 whitsonengineers.com  
Civil Engineering + Land Surveying  
06/26/2023 JOB NO. 4546.00

EXHIBIT 20



# City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

## ENGINEERING REVIEW

**PURPOSE:** CUP2022-059/RZ2023-001

**DATE:** 8/28/2023

**LOCATION:** 98 Kip Drive

**PLANNER:** Thomas Whiles

**APPLICANT:** CHISPA

**REVIEWER:** Adriana Robles, PE, CFM

**ENGINEER:** Whitson Engineers

City Engineer

**DEVELOPMENT PROPOSAL:** New three-story multifamily facility with 38-unit senior rental units and one manager's office on 37,160 sf vacant area of an existing lot (APN 261-661-011).

**RECOMMENDATION:** Approve with Conditions

**SWDS THRESHOLD:** PR-01 though PR-04

**NPDES CATEGORY:** Low Priority

**DEVELOPMENT REVIEW:** *Development Review Submittal prepared by The Paul Davis Partnership and Whitson Engineers dated June 27, 2023*

### **FEES DUE:**

NPDES Development Review Fee – In accordance with the City Council approved Schedule of Fees and Charges, a fee of \$3890.50 shall be assessed for review of the preliminary stormwater control plan and NPDES requirements. A portion of this fee (\$1,737.73) is outstanding and shall be paid prior to approval of the development permit.

### **DEVELOPMENT IMPACT FEES:**

Development Impact Fees – Development impact fees will be assessed for the development. Fees are assessed with the building permit and due prior certificate of occupancy. Pursuant to Salinas Municipal Code Section 9-44(h), governmentally assisted low-income housing unit may be exempt from certain development impact fees with City Council approval. Development impact fees are currently estimated at \$348,066.33. See attached worksheet.

*Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.*

### **CONDITIONS OF APPROVAL** (*Prior to issuance of a building permit*)

1. Boundary – A minor subdivision shall be recorded in accordance with Article 6 of Chapter 31 of the Salinas Municipal Code.

2. Easements – Applicant shall record emergency access easements and utility easements, as needed, with the County of Monterey. Emergency access and utility easement may be incorporated as part of the Parcel Map.
3. Addressing – Applicant shall provide a completed address change/assignment application and exhibits for processing.
4. Grading & Drainage Plan – Applicant shall provide sawcut limits, grades, and slopes for curb extensions on the adjacent parcel.
5. Utility Plan- Applicant shall provide grate, invert, pipe size and slope on all proposed pipes. Provide details for diverter weir and underground chambers.
6. SWDS/NPDES Compliance – A Stormwater Quality (SWQ) Permit shall be required prior to any land disturbance.
7. SWDS Compliance – Efforts shall be made to mitigate DMA 4. At a minimum, provide curb openings to drain area into the landscape planters.
8. SWDS Compliance – Applicant shall perform infiltration testing at the depth of the proposed chambers to confirm design assumptions.
9. SWDS Compliance – Provide clear calculations that demonstrate how the 2200-cf retention volume is reached if the outflowing pipe is set 0.5-ft above the pipe to the chambers at the weir.
10. SWDS Compliance – Operation and Maintenance Plan shall also include cleaning of inlets and area drains.
11. NPDES Compliance – Applicant shall add inlet protection to all downstream inlets along E Alvin Dr and Kip Dr.
12. Offsite Improvements – All offsite improvements shall be made in accordance with City of Salinas Standards.
13. Offsite Improvements – Applicant shall remove existing ADA ramp, crosswalk, and rectangular rapid flashing beacons (RRFB) and signs at E Alvin Dr on the west side of the E Alvin Dr/Solano Way intersection and remove the yield lines roadway markings. A new ADA-compliant ramp and triple-four crosswalk shall be installed on the east side of the intersection along with new yield lines on either side, signage and RRFB, and impacted roadway markings. Crosswalk and ramp shall be perpendicular to the existing east side ramp. Relocation of the crosswalk has been approved by Salinas City Council via Resolution 22753 (attached).
14. Offsite Improvements – Applicant shall slurry seal area of stripe removal and any trenches (5-ft beyond clean sawcut lines) along E Alvin Dr.
15. Offsite Improvements – Applicant shall paint red curbs from the driveway to the projected intersection of the visibility triangle with the curb.
16. Offsite Improvements – A minimum 4-ft wide ADA-compliant sidewalk is required at all driveways. Applicant shall confirm compliance for all driveway including the driveway at Kip Dr. Applicant shall reconstruct any non-compliance driveway.
17. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on the sidewalk along your frontage. In accordance with Council Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.
18. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing

based on street frontage. For this property a minimum of three (3) trees are required. If the existing improvements or the site cannot accommodate three street trees, the applicant shall pay the street tree impact fee in lieu of the street tree installation.

19. Offsite Improvements - Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
20. Offsite Improvements – Consistent with state law, applicant shall be responsible for maintenance and watering of the parkway plantings.

## DEVELOPMENT FEES (By Unit Size)

### RESIDENTIAL UNITS (2023-2024)

Address:		<b>98 Kip Dr</b>		Permit #:		<b>Estimate Only</b>	
No. of Units Demolished:		0		No. of Proposed Units:		36	
No. of Proposed Bedrooms:		36		Type of Unit Proposed:		Multi Family Residence	
No. of Bedrooms Demolished:		0		Type of Unit Demolished:		Single Family Residence	
<b>1. STREET TREE FEE</b>						2304.00.0000-56.5110	
149	Street Frontage (LF)	multiplier (per 60' frontage):	\$	1,013.20			
TOTAL STREET TREE FEE DUE:			\$	1,013.20			
<b>2. PUBLIC UTILITY IMPACT FEE</b>							
Total No. Bedroom Credit:				0			
Net Bedrooms:				36			
Fee Per Bedroom:				\$		633.00	
TOTAL SANITARY SEWER FEE DUE:			\$	22,788.00		2301.00.0000-56.5120	
Fee Per Bedroom:				\$		678.00	
TOTAL STORM DRAIN FEE DUE (Do Not Assess For Mixed Use):			\$	24,408.00		2301.00.0000-56.5130	
<b>3. TRAFFIC IMPACT FEE</b>							
7	Trip Rate Per Proposed Unit(s)	Total Proposed Trips:	252		Location: Existing City Streets		
0	Trip Credits	Net Trips:	252				
Fee Per Trip:			\$				
TOTAL TRAFFIC IMPACT FEE DUE:			\$	113,652.00		2306.00.0000-56.5150	
<b>4. REGIONAL DEVELOPMENT IMPACT FEE</b>						<i>Per attached TAMC worksheet.</i>	
Fee assessed by the Transportation Agency for Monterey County			\$	28,777.13		8809.81.8157-57.8640	
<b>5. PUBLIC FACILITIES IMPACT FEES</b>							
<b>SENIOR UNIT FEE SCHEDULE</b>							
Bedrooms	Unit Size	No. Units	Fire	Police	Library	Recreation	Parks
1	603	36	\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
2			\$ -	\$ -	\$ -	\$ -	\$ -
3			\$ -	\$ -	\$ -	\$ -	\$ -
4			\$ -	\$ -	\$ -	\$ -	\$ -
5			\$ -	\$ -	\$ -	\$ -	\$ -
6			\$ -	\$ -	\$ -	\$ -	\$ -
GOOD		Subtotal:	\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
Credits by Unit/Bedroom:							
PUBLIC FACILITIES IMPACT FEES DUE:			\$ 4,932.00	\$ 27,324.00	\$ 19,440.00	\$ 10,764.00	\$ 94,968.00
<b>TOTAL DEVELOPMENT FEES DUE:</b>				<b>\$</b>		<b>348,066.33</b>	

Effective: July 1, 2022

Valid through: June 30, 2023



# Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2022

**Project Name:**

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1 Senior Housing	\$1,469.49	36	\$52,901.62
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00
Calculate by Fee per Trip (Only use for appeals)	\$395		\$0.00
<b>Subtotal:</b>			\$52,901.62
Apply discount:	45.50%		\$24,124.50
Apply credits:			\$0.00
<b>Total Regional Fee:</b>			<b>\$28,777.13</b>



# City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • [www.cityofsalinas.org](http://www.cityofsalinas.org)

## MAP REVIEW

**PURPOSE:** RS2022-006  
**LOCATION:** 98 Kip Dr.  
**APPLICANT:** CHISPA Inc.  
**SURVEYOR:** Whitson Engineers

**DATE:** 8/28/2023  
**PLANNER:** Tom Wiles  
**REVIEWER:** Adriana Robles, PE, CFM  
City Engineer

**PROPOSAL:** Vesting Tentative Map (APN 261-661-011) for a minor subdivision of a 2.30 ac partially occupied parcel into two parcels (1.45 ac and 0.85 ac). Development will separate the developed area to create an undeveloped parcel.

### SUBMITTAL REVIEWED:

- *Vesting Tentative Map dated 6/26/2023*
- *Preliminary Title Report, First American Title Company, Order No. dated October 4, 2022*

**RECOMMENDATION:** Approved with Conditions

### FINDINGS:

The Tentative Map has been reviewed for technical accuracy and found compliant with the Subdivision Ordinance (SMC §31-502).

### CONDITIONS OF APPROVAL

1. Parcel Map shall be clear and consistent with Chapter 31, Article 6 of the Salinas Municipal Code.
2. Once the Parcel Map is approved, the applicant shall provide a CAD file of the new lot configuration. The file shall hold a horizontal datum of NAD83, California Coordinate System, Zone 4.
3. Applicant shall remove and relocate the existing rectangular rapid flashing beacons (RRFB), crosswalk, ADA curb ramps and associated curb markings.
4. Applicant shall make any required offsite improvements to sidewalks, trees and driveway aprons needed.

**CITY OF SALINAS**

Adriana Robles, PE, CFM  
City Engineer

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE  
HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO  
SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
1400 Valley House Drive, Suite 210  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<https://nwic.sonoma.edu>

October 31, 2023

File No.: 23-0542

Tom Wiles, Senior Planner  
City of Salinas  
Community Development Department  
65 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

re: GPA 2023-001; RZ 2023-001 / APN 261-661-011 at 98 Kip Drive / CHISPA, Inc.

Dear Tom Wiles

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

**Project Description:**

A General Plan Amendment to create a lot for an affordable housing project with a zoning designation of R-H-2.1.

**Previous Studies:**

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A field study by a qualified professional archaeologist is recommended prior to commencement of project activities.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

     The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

**Built Environment Recommendations:**

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Monterey County conduct a formal CEQA evaluation.

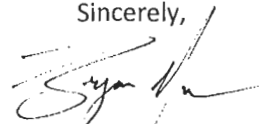
Exhibit 23

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of *qualified professionals in California* that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call at (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish at the end.

Bryan Much  
Coordinator



*Santa Ynez Band of Chumash Indians*

*Tribal Elders' Council*

*P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460*

*Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦*

June 23, 2023

City of Salinas  
Community Development Department  
65 W. Alisal Street  
Salinas, CA 93901

Att.: Thomas Wiles, Senior Planner

Re: General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-59 Resubdivision 2022-006, and Minor Modification 2022-019 Located at 98 Kip Drive in the Public/Semipublic Zoning District

Dear Mr. Wiles:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, we understand that as part of NHPA Section 106, we must be notified of the project.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

*Crystal Mendoza*

Crystal Mendoza  
Administrative Assistant | Cultural Resources  
Santa Ynez Band of Chumash Indians | Tribal Hall  
(805) 325-5537  
cmendoza@chumash.gov

Exhibit 24



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901  
(831) 758-7387 • (831) 775-4258 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

# Affordable Housing Plan

## St. George's Senior Apartments

98 Kip Drive, Salinas, CA 93906

**Date of Plan Approval:** July 13, 2023

**Project Description:** New construction, 36-unit, senior rental apartment development.

The St. George's Senior Apartments development will be located at 98 Kip Drive, corner of E. Alvin Drive. Salinas, CA 93906. The proposed structure will be three stories. The building will consist of 36 one-bedroom units. One unit will be reserved for the onsite property manager. The development will have 31 parking spaces, including two accessible (ADA) spaces. The development includes a community room and a manager's office. The site is .85 acres and is to be subdivided from the existing parcel containing the church and single-family home. All units will be 653 square foot one bedroom-apartments (including a 49 sq. ft. patio/deck). Units will include a full bathroom (roll-in shower, accessible sink, and toilet), full kitchen, living room, bedroom, balcony or deck, and outdoor storage. Green features: all-electric building with solar panels on the roof., dual pane low-e vinyl windows, energy efficient light fixtures and appliances, low flow plumbing fixtures including dual flush toilets, high R-value formaldehyde free insulation, and a drought tolerant landscaping plan.

**Entitlement App. Date:** 11/02/2022

**Project Address:** 98 Kip Drive, Salinas, CA 93906

**Project APN:** 261-661-011-000 (Lot to be split)

**Owner(s):** Rector Wardens and Vestrymen of St. George's Parish

**Developer(s)/Investor(s):** CHISPA, Inc.  
295 Main Street, Suite 100  
Salinas, CA 93901

**Project Link To:** CUP 2022-059

**Affordability Restriction:** 55 years (Density Bonus)

**Inclusionary Option:** N/A (100% affordable housing projects are exempt from the Inclusionary Housing Program)

**Inclusionary Restricted Units:** N/A

**Inclusionary Restricted Unit Mix:** N/A

**Density Bonus Request:** Yes. 100% Density Bonus with 97% of the base zoning units in the development restricted to Low and/or Very-low Income households.

**Density Bonus Restricted Units:** 35 Units

**Density Bonus Restricted Unit Mix:**  
 3 Very Low-Income Units (30%-50% AMI)  
 32 Low-Income Units (80% AMI & below)

**Density Bonus Concessions Requested:**  
 1. Open Space  
 2. Density  
 3. Parking (31 spaces for 36 units)

**Other Affordable Alternative:** N/A

**Project Units:** The table below shows the unit distribution on the project.

UNIT TYPE	NUMBER OF UNITS	BED-ROOMS	UNIT SQUARE FOOTAGE	% OF TOTAL UNITS
Very Low Income (30-50% AMI)	3	1	653 (including balcony)	8%
Low Income (50-80% AMI)	32	1	653 (including balcony)	89%
Non-Restricted (Manager's Unit)	1	1	653 (including balcony)	3%
<b>TOTAL</b>	<b>36</b>			

**Unit Placement:** Units offered under the Density Bonus shall represent an equitable distribution of unit types and bedroom mix in comparison to the overall development.

**Follow-up Items:** Items to be completed prior to issuance of the Building Permit:

- amended Affordable Housing Plan (only if the project's unit count or composition changes)
- Affordable Housing Agreement (Recorded Covenant)

Items to be completed prior to issuance of the final Certificate of Occupancy (CO):

- Marketing Plan
- Management Plan
- Unit Income and Rent Limits (per the Inclusionary Housing Density Bonus Program)

DocuSigned by:  
*Joan Dresser*  
36EB939FC670416...  
Joan Dresser  
Rector Wardens and Vestrymen  
of St. George's Parish (Owner)

7/13/2023 | 2:08 PM PDT

Date

DocuSigned by:  
*Dana Cleary*  
3-117E605CC4D4B3...  
Dana Cleary, Director of Real Estate Development  
CHISPA, Inc. (Developer)

7/13/2023 | 9:58 AM PDT

Date

DocuSigned by:  
*Rod Powell*  
D\_07AB3E93D49464...  
Rod Powell, Acting Assistant Director  
Community Development Department

7/18/2023 | 9:07 PM PDT

Date



**ST. GEORGE'S SENIOR APARTMENTS  
MITIGATION MONITORING AND REPORTING PROGRAM  
98 KIP DRIVE**

**(General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059,  
Resubdivision 2022-006, and Minor Modification 2022-019)**

<b>Mitigation Number</b>	<b>Nature of Mitigation</b>	<b>Result after Mitigation</b>	<b>Party Responsible for Implementing</b>	<b>Party Responsible for Monitoring: Method to Confirm Implementation</b>	<b>Timing for Implementation</b>
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.
TR-1 Transportation	Pay all applicable traffic impacts fees as determined by the City Engineer.	Ensure that potential traffic impacts are reduced to a level of insignificance.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	Prior to issuance of a building permit.

I:\ComDev\Planning Share Space\98 Kip Dr\ER 2023-004\ER 2023-004 Mitigation Monitoring and Reporting Program.docx

July 26, 2023

Planning Department  
City of Salinas

Re: CHISPA, Inc./St. George Senior Housing – 98 Kip Drive  
Subj: Density Bonus, Concessions & Waiver Requests as a Development Incentive.

The City of Salinas allows for exceptions to building development regulations in **Sec. 17-18. – Waiver.**  
We request the following:

**Useable Open Space Table 37-30.80**

This Code Section requires 500 sf/unit of open space for multi-family projects. We request a variance for less than the minimum required open space.

- This is a 100% affordable senior housing project.
- The proposed project has 3,172 sf of open space and 1,728 sf of private open spaces for a total of 4,900 sf total open space. The minimum required is 19,500 sf.
- Since the open space minimum is a required for a multi-family project, we ask for a 75% reduction in open space requirements based on the tenant type and their passive use of open space.

**Density Section Bonus 37-50.060**

This code section **37-30.150(j)(1)** calls for a maximum of 24 units per acre. The proposed project is at 43 units per acre. We request a density bonus based on:

- An allowable request of a 100% density bonus for Affordable Senior Housing as per Zoning Code Section 37-50.060. It is proposed that 35 of the 36 residential units will be affordable. Per Section 37-30.150(j)(1), the maximum net density without a density bonus is 24 dwelling units to the acre. The project site consists of .85 acres, which would allow for a maximum of 21 dwelling units onsite without a density bonus (.85 x 24). Using the calculations for a 100% density bonus for affordable senior housing per Zoning Code Section 37-50.060, the maximum number of units with a density bonus is 36 units. The proposed number of 36 units is within the maximum allowed with a 100% density bonus.

**Parking Density Reduction 37-50.370**

*Sec. 37-50.370. Reduction of required number of parking and loading spaces.*

*(a) Reductions Allowed by the City Planner. The city planner may consider a reduction from zero to a maximum of twenty percent subject to the approval of a site plan review and a reduction of greater than twenty percent to a maximum of thirty percent subject to the approval of an administrative conditional use permit of the number of parking and loading spaces required by Schedules A and B in Section 37-50.360: Off-street parking and loading spaces regulations if the city planner determines/finds any of the following conditions exist:*

*(2) The use or activity is participating in a facilities trip reduction plan in accordance with Section 37-50.330: Vehicle trip reduction;*

*(4) Survey or other data exists which supports a reduction in parking and loading spaces for uses which, by their nature, are not likely to be converted to another use with greater parking requirements.*

Per items 2 & 4: We would like to formally request a reduction of parking at St. George Senior Housing. According to parking counts at 3 other CHISPA senior projects in Salinas, the number of cars per unit ranges from 35% to 52%. St. George is designed with 31 spaces for 36 units. The required number of spaces is 36 spaces. Therefore, we are requesting a 14% reduction in the amount of parking spaces required.

Please call me with any questions you have with our request.

Sincerely,

Paul W. Davis AIA  
Architect  
CA License C-15182



The Paul Davis Partnership, LLP  
286 El Dorado Street  
Monterey, CA 93940  
831-373-2784 Fax: 831-373-7459

GEOTECHNICAL INVESTIGATION



Proposed Senior Housing Apartments  
98 Kip Drive  
Salinas, California  
APN: 261-661-011-000

For:  
CHISPA, Inc.  
295 Main Street, Suite 100  
Salinas, California 93901

Project No. 22030  
August 29, 2022

# ROCK SOLID ENGINEERING, INC.

Geotechnical and Coastal Engineering • Soil Reports • Site Assessments • Expert Witness • Manufactured Homes

Project No. 22030  
August 29, 2022

CHISPA, Inc.  
295 Main Street, Suite 100  
Salinas, California 93901

ATTN: Dana Cleary

SUBJECT: **GEOTECHNICAL INVESTIGATION**  
Proposed Senior Housing Apartments  
98 Kip Drive, Salinas, California  
APN: 261-661-011-000

Dear Ms. Cleary:

In accordance with your authorization, we have completed a geotechnical investigation for the proposed senior housing apartments at 98 Kip Drive in Salinas, California. This report summarizes the findings, conclusions, and recommendations from our field exploration, laboratory testing, and engineering analysis. The conclusions and recommendations included herein are based upon applicable standards at the time this report was prepared.

It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

**ROCK SOLID ENGINEERING, INC.**



Signed: September 1, 2022

Dusty M. Osburn, P.E.  
Senior Engineer  
R.C.E. 85113

Distribution: (4) Addressee and via email  
(1) Paul W. Davis via email  
(1) Andy Hunter via email

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## 1. INTRODUCTION

### 1.1 Purpose

The purpose of our investigation is to provide preliminary geotechnical design parameters and recommendations for development of the site. Conclusions and recommendations related to site grading, foundations, slabs-on-grade, and retaining structures are presented herein.

### 1.2 Proposed Development

- a. Based on our conversations with you, it is our understanding that the project consists of the construction of a 3 story building with 49 apartment units at the subject site.
- b. Anticipated construction consists of standard light frame construction with raised wood or slab-on-grade floors. Exact wall, column, and foundation loads are unavailable, but are expected to be typical of such construction.
- c. Final grading and foundation plans were unavailable at the time of this report. It is our understanding that the information obtained during our investigation will be used in the development of a finalized plan set.
- d. Also anticipated, are the construction of an attendant parking, drainage systems and associated landscaping improvements.

### 1.3 Scope of Services

The scope of services provided during the course of our investigation included:

- a. Review of the referenced geotechnical, geologic, and seismological reports and maps pertinent to the development of the site (available in our files).
- b. Field exploration consisting of 7 borings, drilled to depths between 6.5 and 21.5 feet below existing grade in the area of the proposed development.
- c. Logging and sampling of the borings by our Field Engineer, including the collection of soil samples for laboratory testing.
- d. Laboratory testing of soil samples considered representative of subsurface conditions.
- e. Geotechnical analyses of field and laboratory data.
- f. Preparation of a report (4 copies) presenting our findings, conclusions and recommendations.

1.4 Authorization

This investigation, as outlined in our Proposal dated May 13, 2022, was performed in accordance with your written authorization on May 20, 2022.

1.5 Exclusions

Our services on this project are limited to the proposed senior housing apartments. Our services specifically exclude all existing improvements to the site.

2. **FIELD EXPLORATION AND LABORATORY TESTING PROGRAM**

Details of the field exploration and laboratory testing are presented in Appendix A.

3. **SITE DESCRIPTION**

3.1 Location

The subject project is located at 98 Kip Drive, in Salinas, Monterey County, California. The location is shown on the Location Map, **Figure 1**.

3.2 Surface Conditions

The subject site is approximately 2.2 acres in size and rectangular in shape. The west side of the site is developed with an existing church and associated structures. The east side of the parcel is relatively level, is currently clear of all development and vegetated with wild grasses and a tree. Based on our review of the proposed plan, it is our understanding that the parcel will be split into two parcels in association with this project and the proposed apartments will be located on the east undeveloped portion.

3.3 Subsurface Conditions

- a. Based on our review of the Geologic Map of the Natividad Quadrangle, Monterey County, California (Reference 5), the site is mapped as Older Surficial Settlements (Qoa). These deposits are described as dissected older alluvium. The results of our field exploration indicate that the subsurface soils present are consistent with the mapped geologic unit.
- b. **Groundwater was not encountered during the course of our field exploration.**
- c. The subsurface profile generally consists of dark grayish to yellowish brown sandy clay. The sandy clay was observed from the surface to the extent of our borings at 21.5 feet below existing grade. This material is generally moist, firm to hard, and slightly plastic to plastic.





Not to Scale

REFERENCE 4: Monterey County Parcel Report Web App

**ROCK SOLID ENGINEERING, INC.**

LOCATION MAP

FIGURE

98 Kip Drive, Salinas

1

- d. Complete soil profiles are presented on the Logs of Exploratory Borings and the boring locations are shown on the Boring Location Plan in Appendix A.

4. **GEOTECHNICAL HAZARDS**

- a. Potential geotechnical hazards to man made structures include ground shaking, surface rupture, landsliding, liquefaction, lateral spreading, and differential compaction. The potential for each of these to impact the site is discussed below.
- b. Ground shaking caused by earthquakes is a complex phenomenon. Structural damage can result from the transmission of earthquake vibrations from the ground into the structure. The intensity of an earthquake at any given site depends on many variables including, the proximity of the site to the hypocenter, and the characteristics of the underlying soil and/or rock. The subject site is situated at the approximate latitude of 36.7063° and longitude -121.6431°. The project location (latitude and longitude) were used in conjunction with the American Society of Civil Engineers website (Reference 1) to obtain the seismic design parameters presented in **Table 1**. All proposed structures at the subject site shall be designed with the corresponding seismic design parameters in accordance with the 2019 California Building Code (Reference 2).

<b>Table 1: 2019 CBC Seismic Design Criteria</b>									
Site Class	Seismic Design Category	Spectral Response Accelerations							
		S <sub>s</sub>	S <sub>1</sub>	F <sub>A</sub>	F <sub>V</sub>	S <sub>MS</sub>	S <sub>M1</sub>	S <sub>DS</sub>	S <sub>D1</sub>
D	D	1.917	0.667	1.0	1.7*	1.917	**	1.278	**

\* See ASCE 7-16, Section 11.4.8. This value of F<sub>V</sub> shall be used only for calculation of T<sub>s</sub>.  
 \*\*See ASCE 7-16, Section 11.4.8.

- c. Surface rupture usually occurs along lines of previous faulting. Based on our review of the County of Monterey Geologic Hazards Map (Reference 3), no faults are shown to cross the property. Therefore, the potential for surface rupture should be considered low.
- d. Landslides are generally mass movements of loose rock and soil, both dry and water saturated, and usually gravity driven. Based on our review of the County of Monterey Geologic Hazards Map (Reference 3), the subject parcel is mapped in an area of low susceptibility for landslides. In addition, the subject site is relatively level, therefore, the potential for landsliding to occur across the site and cause damage to structures should be considered low.

- e. Liquefaction, lateral spreading, and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. Based on our review of County of Monterey Geologic Hazards Map (Reference 3) the site is mapped in an area of low susceptibility for liquefaction. Our field observations confirm that the potential for these hazards to occur should be considered low, due to the presence of relatively dense, cohesive soils and the lack of a shallow groundwater table.

## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1 General

- a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction.
- b. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**. Recommendations for this foundation system are provided in Section 5.3, Foundations.
- c. Site preparation, consisting of over excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements. See Section 5.2.6 for Preparation of On-Site Soils recommendations.
- d. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.
- e. The design recommendations of this report must be reviewed during the grading phase when subsurface conditions in the excavations become exposed.
- f. **Field observation and testing must be provided by a representative of Rock Solid Engineering, Inc.**, to enable them to form an opinion regarding the adequacy of the site preparation, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Rock Solid Engineering, Inc., the Geotechnical Consultant, will render the recommendations of this report invalid.

- g. **The Geotechnical Consultant should be notified at least five (5) working days prior to any site clearing or other earthwork operations** on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, and scheduling. This conference should include at least the Grading Contractor, the Architect, and the Geotechnical Consultant.

## 5.2 Grading

### 5.2.1 General

All grading and earthwork should be performed in accordance with the recommendations presented herein and the requirements of the regulating agencies.

### 5.2.2 Site Clearing

- a. Prior to grading, the areas to be developed for structures, pavements and other improvements, should be stripped of any vegetation and cleared of any surface or subsurface obstructions, including any existing foundations, utility lines, basements, septic tanks, pavements, stockpiled fills, and miscellaneous debris.
- b. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.
- c. Any wells encountered shall be capped in accordance with the local health department requirements. The strength of the cap shall be at least equal to the adjacent soil and shall not be located within 5 feet of any structural element.
- d. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to 12 inches.
- e. Holes resulting from the removal of buried obstructions that extend below finished site grades should be backfilled with compacted engineered fill per Section 5.2.5.

### 5.2.3 Excavating Conditions

- a. We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.
- b. Groundwater was not encountered during the course of our field exploration is not expected to present a problem during construction.
- c. Although not anticipated, any excavations adjacent to existing structures should be reviewed, and recommendations obtained to prevent undermining or distress to these structures.

### 5.2.4 Fill Material

- a. The on-site soils **may** be used as compacted fill.
- b. All soils, both on-site and imported, to be used as fill, should contain less than 3% organics and be free of debris and cobbles over 3 inches in maximum dimension.
- c. Any imported soil to be used as engineered fill shall meet the following requirements:
  - (i) free of organics, debris and other deleterious materials
  - (ii) be granular (sandy) in nature and have sufficient fines to allow for excavation of the foundation trenches.
  - (iii) free of rock and cobbles in excess of 3 inches
  - (iv) have an expansion potential not greater than low ( $EI < 20$ )
  - (v) have a soluble sulfate content less than 150 ppm
- d. Imported fill material should be approved by the Geotechnical Consultant prior to importing. The Geotechnical Consultant should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.

### 5.2.5 Fill Placement and Compaction

- a. Any fill or backfill required should be placed in accordance with the recommendations presented below.
- b. Material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve the following minimum relative compaction:
  - (a) All fill and compacted building subgrade: 90%

- (b) Upper 6 inches of subgrade in pavement/drive areas: 95%
  - (c) Baserock and subbase: 95%.
- c. The placement moisture content of imported material should be evaluated prior to grading.
  - d. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D1557.
  - e. The in-place dry density and moisture content of the compacted fill shall be tested in accordance with ASTM D8167/D8167M-18 or ASTM D6938.
  - f. The number and frequency of field tests required will be based on applicable county standards and at the discretion of the Geotechnical Consultant. As a minimum standard every 1 vertical foot of engineered fill placed within a building pad area, and every 2 vertical feet in all other areas shall be tested, unless specified otherwise by a Rock Solid Engineering, Inc. representative.
  - g. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness.
  - h. All fill should be placed and all grading performed in accordance with applicable codes and the requirements of the regulating agency.

#### 5.2.6 Preparation of On-Site Soils

- a. Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under the anticipated loads and moderately collapsible upon wetting. Site preparation, consisting of over excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements.
- b. The native subgrade beneath **shallow foundations** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 3 feet below the bottom of all footings.
- c. The native subgrade beneath **slabs-on-grade floors** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 12 inches below the bottom of the capillary break.
- d. The native subgrade beneath **pavements** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 12 inches below the bottom of aggregate base coarse.

- e. The zone of compacted fill must extend a minimum of 3 feet laterally beyond all shallow foundations and 2 feet beyond pavements.
- f. A representative of our firm shall observe the bottom of the excavation once the required depth of overexcavation has been achieved to verify suitability. Prior to replacing the excavated soil, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- g. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed.

#### 5.2.7 Groundwater Table

Groundwater **was not** encountered during the course of our investigation, and is not expected to interfere with the proposed construction.

#### 5.2.8 Expansive Soils

Our laboratory testing shows that the expansion index of the near surface soils are equal to 43, this indicates that the expansion potential of the near surface soils should be considered **low**.

The California Building Code (Section 1803.5.3) defines soils with an Expansion Index greater than 20 to be expansive. The foundation and grading recommendations presented herein are intended to be in accordance with CBC Section 1808.6.

#### 5.2.9 Sulfate Content

The results of our laboratory testing indicate that the soluble sulfate content of the on-site soils likely to come into contact with concrete is below the 150 ppm generally considered to constitute an adverse sulfate condition. **Type II cement** is therefore considered adequate for use in concrete in contact with the on-site soils.

#### 5.2.10 Surface Drainage

- a. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. Where soil is adjacent to foundations, a minimum gradient of **5 percent for a distance of no less than 10 feet** measured perpendicularly from the wall face, should be maintained and drainage should be directed toward approved swales or drainage facilities. If 10 horizontal feet can not be satisfied due to lot lines or physical constraints, the drainage shall be designed in accordance with the requirements of Section 1804.4 of the 2019 California Building Code.

- b. Swales and impervious surfaces shall be sloped a minimum of 2 percent towards an approved drainage inlet or discharge point or as specified by the Project Civil Engineer.
- c. All roof eaves should be guttered with downspouts provided. The downspouts shall discharge to either splash blocks or solid pipe to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. It may be necessary to use swales or pipes to direct the runoff to an appropriate drainage system or discharge location.
- d. We recommend that infiltration facilities be located at least 10 feet from structures.
- e. Drainage patterns approved at the time of construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Consultant.
- f. Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade. Large trees should be planted a minimum distance of  $\frac{1}{2}$  their mature height away from the foundation.

#### 5.2.11 Utility Trenches

- a. Bedding material may consist of sand with SE not less than 20 which may then be jetted, unless local jurisdictional requirements govern.
- b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over 6 inches in diameter.
- c. If sand is used, a 3 foot concrete plug should be placed in each trench where it passes under the exterior footings.
- d. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95% in paved areas and 90% in other areas per ASTM D-1557. Care should be taken not to damage utility lines.
- e. Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (H:V) from the bottom outside edge of all footings.



- f. Trenches should be capped with 1.5± feet of impermeable material. Import material must be approved by the Geotechnical Consultant prior to its use.
- g. Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

### 5.3 Foundations

#### 5.3.1 General

- a. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**.
- b. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

#### 5.3.2 Conventional Shallow Foundations

- a. Footing widths should be based on the allowable bearing values but not less than 12 inches for 1 story, 15 inches for 2 story, 18 inches for 3 story structures.
- b. **The minimum recommended depth of embedment is 24 inches for all footings.** Should local building codes require deeper embedment of the footings or wider footings the codes must apply.
- c. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.
- d. The **allowable bearing capacity** shall not exceed **2,000 psf**.
- e. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.
- f. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

5.4 Settlements

Total and differential settlements beneath foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

5.5 Retaining Structures

5.5.1 General

Retaining walls may be founded on **conventional shallow footings**. Recommendations for this foundation system are provided in Section 5.3, Foundations.

5.5.2 Lateral Earth Pressures

- a. The lateral earth pressures presented in **Table 2** are recommended for the design of retaining structures with a gravel backdrain and backfill soils of expansivity not higher than medium. Should the slope behind the retaining walls be other than level or 3:1 (H:V), supplemental design criteria will be provided for the active earth or at-rest pressures for the particular slope angle.

<b>Table 2: Lateral Earth Pressures</b>			
Type	Soil Profile	Soil Pressure (psf/ft)	
		Unrestrained Wall	Rigidly Supported Wall
Active Pressure	Level	35	-
	3:1	55	-
At-Rest Pressure	Level	-	76
	3:1	-	106
Passive Pressure*	Level	390	195
	*Neglect upper 1'	270	135

- b. The friction factor between rough concrete and the native, near-surface **sandy clay** is **0.35**.
- c. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.

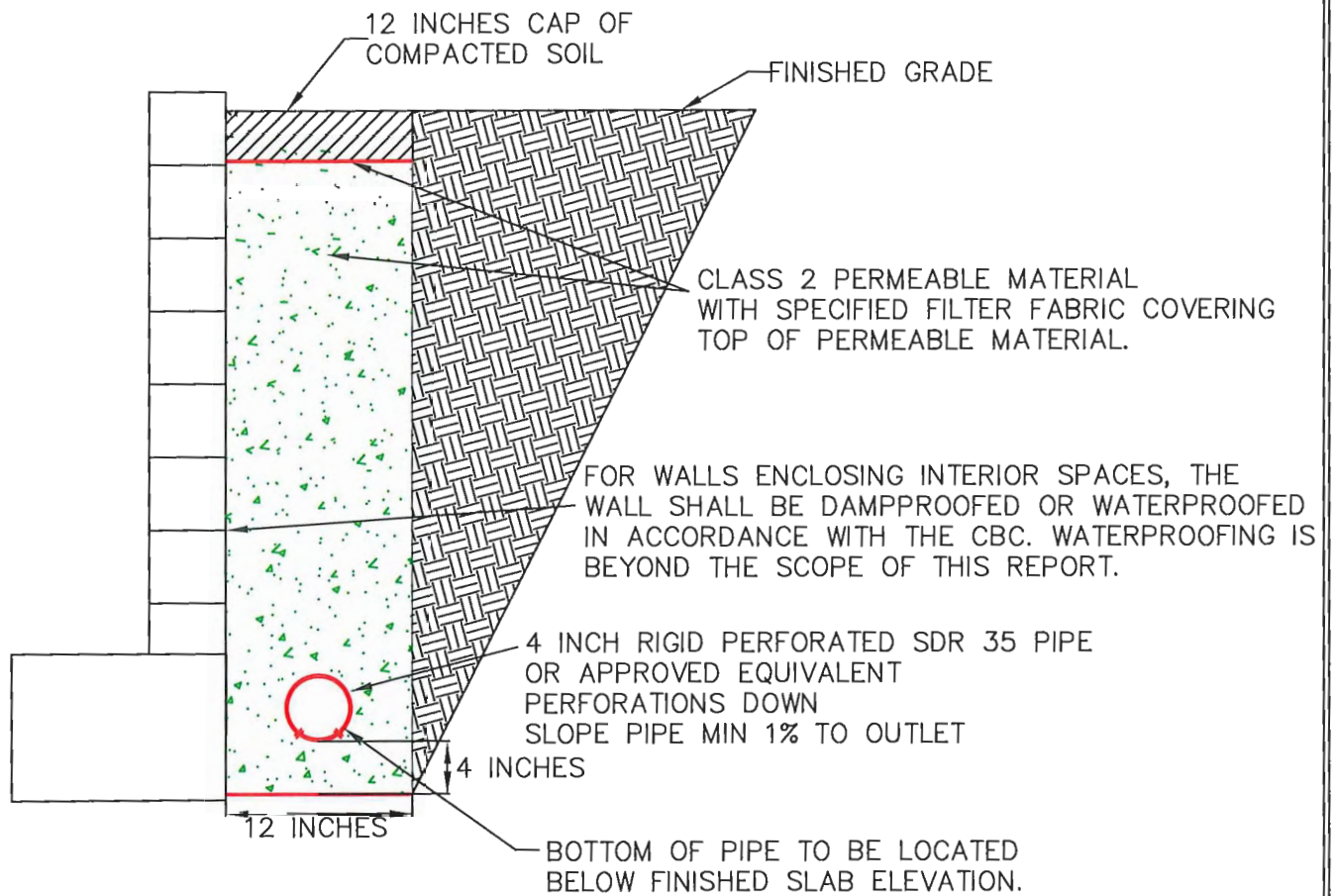
- d. When required by the code, lateral load due to earthquakes may be calculated as  $17xH^2$  acting at  $0.6H$  above the base of the wall.
- e. These are ultimate values, no factor of safety has been applied.
- f. Although not anticipated, pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading configurations can be supplied upon receipt of the appropriate plans and loads.

#### 5.5.3 Backfill

- a. Backfill should be placed under engineering control.
- b. It is recommended that granular, or relatively low expansivity, backfill be utilized, for a width equal to approximately  $1/3$  x wall height, and not less than 2 feet, subject to review during construction.
- c. The granular backfill should be capped with at least 12 inches of relatively impermeable material.
- d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with ASTM D-1557.
- e. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.
- f. The use of water-stops/impermeable barriers and appropriate waterproofing should be considered for any basement construction, and for building walls which retain earth.

#### 5.5.4 Backfill Drainage

- a. Backdrains should consist of a minimum 4-inch diameter, perforated, SDR 35 pipe or equivalent, embedded in permeable material meeting the State of California Standard Specification Section 68-2.02F(3), Class 2, or equivalent. A layer of **Mirafi 140N Filter Fabric**, or equivalent, shall be placed over the permeable material and the remaining 12 inches shall be capped with compacted native soil. The pipe should be approximately 4 inches above the trench bottom with a gradient of at least 1% being provided to the pipe and trench bottom, discharging to an approved location. See **Figure 2** for Retaining Wall Backdrain Configuration.



- b. Should the proposed wall construction consist of steel I-beams with wood or concrete lagging and spacers are utilized between lagging courses, the filter fabric shall also be placed between the wall and permeable material.
- c. Perforations in backdrains are recommended as follows: 3/8-inch diameter, in 2 rows at the ends of a 120 degree arc, at 3-inch centers in each row, staggered between rows, placed downward.
- d. Backdrains placed behind retaining walls should be approved by the Geotechnical Consultant prior to the placement of backfill.
- e. An unobstructed outlet should be provided at the lower end of each segment of backdrain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at least 1%.
- f. When terrace retaining walls are proposed, the upper retaining wall should have a backdrain which extends below the elevation of the top of the lower retaining wall backdrain. This will prevent spring effects and seepage between the terraced walls.
- g. We recommend vertical cleanouts be provided for the backdrain. Cleanout locations should be shown on the drainage plan.

#### 5.6 Slabs-on-Grade

- a. Concrete floor slabs may be founded on compacted engineered fill per the recommendations in Section 5.2.6. The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.
- b. It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. **For compacted engineered fill with a low expansion potential, the subgrade should be presoaked 4 percentage points above optimum to a depth of 1.0 feet.**
- c. The slab-on-grade section should incorporate a minimum 4 inch capillary break consisting of 3/4 inch, clean, crushed rock, or approved equivalent. Class II baserock is not recommended. Structural considerations may govern the thickness of the capillary break.

- d. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 15 mil waterproof membrane should be placed between the floor slab and the capillary break in order to reduce moisture condensation under the floor coverings. Refer to ACI 302.2R-06 for additional criteria.
- e. We have provided generalized recommendations associated with standard construction practices for the reduction of moisture transmission through concrete slab-on-grade floors. We are not moisture-proofing specialists. A waterproofing or moisture proofing expert should be consulted for project specific moisture protection recommendations.
- f. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles.

#### 5.7 Preliminary Pavement Design

- a. For the pavement design and planning, an R-value test was completed for a sample of the near surface soils. The results of the R-value tests at equilibrium is 15.
- b. The subgrade material beneath pavements may differ from that sampled during our investigation. Therefore, these preliminary pavement sections are subject to verification after rough grading and revision if necessary based on additional R-value tests and revised traffic indices.
- c. We have calculated several pavement sections options based on the tested R-values and Traffic Indices ranging from 5 to 7. We have also provided the baserock thickness without geofabric reinforcement and with Mirafi RS380i geofabric.

<b>PRELIMINARY PAVEMENT SECTIONS</b>				
R-Value	Traffic Index	A/C (inches)	Class II Baserock (inches)	
			without reinforcement	with Mirafi RS380i
15	5	3	8	6
	6	3.5	10.5	6.5
	7	4	13	8

- d. Use only quality materials of the type and minimum thickness specified. All baserock must meet Caltrans Standard Specification 26-1.02B for Class II Aggregate Base.
- e. Compact the base and subgrade uniformly to a minimum relative dry density of 95%.
- g. Asphalt concrete should be placed only during periods of fair weather when the ambient air temperature is within prescribed limits.
- h. Provide sufficient gradient to prevent ponding of water.
- i. Maintenance should be undertaken on a routine basis.

6. **LIMITATIONS**

- a. Our investigation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report.
- b. The samples taken and tested, and the observations made, are considered to be representative of the site; however, soil and geologic conditions can vary significantly between sample locations.
- c. As in most projects, conditions revealed during construction excavation may be at variance with preliminary findings. If this occurs, the changed conditions must be evaluated by the Project Geotechnical Consultant, and revised recommendations be provided as required.
- d. This report is issued with the understanding that it is the responsibility of the Owner, or of his Representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans, and that it is ensured that the Contractor and Subcontractors implement such recommendations in the field.
- e. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.
- f. The findings of this report are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether they be due to natural events or to human activities on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge.
- g. Accordingly, this report may become invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.



## REFERENCES

1. American Society of Civil Engineers, ASCE 7 Hazards Report, Site Utilized July 12, 2022. <https://www.asce7hazardtool.online/>
2. California Building Standards Commission, July 2019, 2019 California Building Code, California Code of Regulations, Title 24, Part 2, Effective January 1, 2020.
3. County of Monterey, Geologic Hazards Map, Site Utilized August 8, 2022. <https://montereyco.maps.arcgis.com/apps/webappviewer>
4. County of Monterey, Parcel Report Web App, Site Utilized July 12, 2022. <https://maps.co.monterey.ca.us/wab/parcelreportwebapp/>.
5. Dibblee, T.W. and Minch, J.A., 2007, Geologic Map of the Natividad Quadrangle, Monterey County, California, Dibblee Geological Foundation, Dibblee Foundation Map DF-354, Scale: 1:24,000.
6. The Paul Davis Partnership, Architects and Planners, CHISPA Senior Housing Apartments, E. Alvin Drive, Salinas, CA, APN: 261-661-011, Project Number: 2211, Sheets A1.1 and A2.1, Dated 07/22/2022.

## APPENDIX A

### FIELD EXPLORATION AND LABORATORY TESTING PROGRAM

- Field Exploration Procedures Page A-1
- Laboratory Testing Procedures Page A-2
- Boring Location Plan Figure A-1
- Key to Logs Figure A-2
- Logs of Exploratory Borings Figures A-3 thru A-9
- Summary of Laboratory Test Results Figures A-10.1 & A-10.2
- Direct Shear Test Results Figure A-11
- Consolidation Test Results Figure A-12 & A-13
- R-Value Test Results Figure A-14

## FIELD EXPLORATION PROCEDURES

- A-1. Subsurface conditions were explored by drilling 7 borings to depths between 6.5 and 21.5 feet below existing grade. The borings were advanced with a truck mounted drill rig equipped with 6 inch solid stem augers. The approximate locations of the borings are shown on the Boring Location Plan, **Figure A-1**. The Key to Logs, **Figure A-2**, gives definitions of the terms used in the Logs of Exploratory Borings. The Logs of Exploratory Borings are presented in **Figures A-3** through **A-9**.
- A-2. Drilling of the borings was observed by our Field Engineer who logged the soils and obtained bulk and relatively undisturbed samples for classification and laboratory testing. The soils were classified, based on field observations and laboratory testing, in accordance with Unified Soil Classification System.
- A-3. Relatively undisturbed soil samples were obtained by means of a drive sampler. The hammer weight and drop being 140 pounds and 30 inches, respectively. The number of "Blows/Foot" required to drive samplers are indicated on the logs.
- A-4. Exploratory borings were located in the field by measuring from known landmarks. The locations, as shown, are therefore within the accuracy of such a measurement.
- A-5. Groundwater was not encountered during the course of our field exploration.

## LABORATORY TESTING PROCEDURES

### A-6. Classification

Soils were classified in accordance with the Unified Soil Classification System. Moisture content and in-situ density determinations were made from relatively undisturbed soil samples. The results are presented in the Logs of Exploratory Borings and in the Summary of Laboratory Test Results, **Figures A-10.1 and A-10.2.**

### A-7. Direct Shear

Direct shear strength tests were performed on representative samples of the on-site soils in accordance with laboratory test standard ASTM D 3080-98. Samples were relatively undisturbed, or remolded as specified. To simulate possible adverse field conditions, the samples were saturated prior to testing unless otherwise noted. A saturating device was used which permitted the samples to absorb moisture while preventing volume change. The direct shear test results are presented in **Figure A-11.**

### A-8. Consolidation

Consolidation tests were performed on representative, relatively undisturbed samples of the underlying soils to determine compressibility characteristics. The samples were saturated during the tests to simulate possible adverse field conditions. The test results are presented in **Figures A-12 and A-13.**

### A-9. Expansion Index

Expansion tests were performed on representative, remolded samples of the on-site soils in accordance with laboratory test standard ASTM D 4829-11. The test results are presented in **Figure A-10.1.**

### A-10. Amount of Materials in Soil Finer than the No. 200 Sieve

Determination of the amount of materials in the soil finer than the No. 200 sieve analyses were performed on samples considered representative of the on-site soils. The laboratory test was performed in accordance with ASTM: D 1140. The test results are presented in **Figure A-10.1.**

### A-11. Soluble Sulfates

The soluble sulfate content was determined for samples considered representative of the on-site soils likely to come in contact with concrete in accordance with test method California 417. The test results are presented in **Figure A-10.1.**

A-12. R-Value

The resistance (R) value was determined for a sample considered representative of the native soils anticipated to be used as pavement subgrade in accordance with ASTM D-2844. The test result is presented in **Figure A-14**.

# E ALVIN DRIVE



BASE MAP FROM PROPOSED SITE PLAN, PREPARED BY THE PAUL DAVIS PARTNERSHIP, DATED 03/14/2022.

● B-1 APPROXIMATE LOCATION OF BORING BI, TYPICAL

## KEY TO LOGS

### UNIFIED SOIL CLASSIFICATION SYSTEM

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
<b>COARSE GRAINED SOILS</b> More than half of the material is larger than the No. 200 sieve	<b>GRAVELS</b> More than half of the coarse fraction is larger than the No. 4 sieve	CLEAN GRAVELS (Less than 5% fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	<b>SANDS</b> More than half of the coarse fraction is smaller than the No. 4 sieve	CLEAN SANDS (Less than 5% fines)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands, gravelly sands, little or no fines
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
<b>FINE GRAINED SOILS</b> More than half of the material is smaller than the No. 200 sieve	<b>SILTS AND CLAYS</b> Liquid limit less than 50		ML	Inorganic silts and very fine sands, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	<b>SILTS AND CLAYS</b> Liquid limit greater than 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils

### GRAIN SIZE LIMITS

SILT AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
No. 200	No. 40	No. 10	No. 4	3/4 in.	3 in.	12 in.	
US STANDARD SIEVE SIZE							

RELATIVE DENSITY	
SAND AND GRAVEL	BLOWS/FT*
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

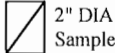
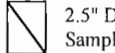

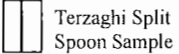
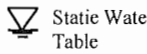












CONSISTENCY	
SILT AND CLAY	BLOWS/FT*
VERY SOFT	0 - 2
SOFT	2 - 4
FIRM	4 - 8
STIFF	8 - 16
VERY STIFF	16 - 32
HARD	OVER 32

MOISTURE CONDITION
DRY
DAMP
MOIST
WET

\* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 inch I.D.) split spoon (ASTM D-1586).

## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B1	
Project: 98 Kip Drive Salinas, California	Location: Southwest Corner of Site	
Date: June 17, 2022	Elevation:	
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig	
		6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
									c (psf)	$\phi$ °	
				 2" DIA Sample  2.5" DIA Sample  Bulk Sample   Terzaghi Split Spoon Sample  Static Water Table							
	CL			Dark Grayish Brown Sandy CLAY. Moist, Very Stiff, Slightly Plastic. Fine Grained Sand.	30		6.4				Sulfate
				Material Consistent. Fine to Coarse Grained Sand.	22		9.6				55% Fines
5				Material Consistent. Hard. Lighter Brown. Clay Content Increases.	39	123.6	11.8	138.2			
				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Medium Plastic to Plastic. Fine Grained Sand. Black Lenses.	22		18.5				
				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Plastic. Fine Grained Sand.	22	101.9	23.7	126.1			
				Yellowish Brown Sandy CLAY. Moist, Stiff, Plastic. Fine Grained Sand.	15		32.5				
				Boring Terminated @ 21.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
25											



## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B2	
Project: 98 Kip Drive Salinas, California	Location: Northwest Corner of Site	
Date: June 17, 2022	Elevation:	
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig	6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	<div style="display: flex; justify-content: space-around; font-size: small;"> <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(45deg);"></div> 2" DIA Sample                 <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(-45deg);"></div> 2.5" DIA Sample                 <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(45deg); border: 2px solid black;"></div> Bulk Sample             </div>	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
									c (psf)	$\phi$ °	
Description											
5	CL			Dark Grayish Brown Sandy CLAY. Moist, Hard, Medium Plastic. Fine Grained Sand.	86	115.8	5.4	122.0			Consolidation Sulfate
				Yellowish Brown Sandy CLAY. Moist, Hard, Medium Plastic. Fine to Coarse Grained Sand.	71		6.4				
5	CL			Yellowish Brown Sandy CLAY. Moist, Hard, Slightly Plastic.	64		17.1				66% Fines
10				Yellowish Brown Sandy CLAY. Moist, Hard, Plastic. Fine to Medium Grained Sand.	55	116.5	16.6	135.9			
15				Yellowish Brown Sandy CLAY. Moist, Hard, Plastic. Fine Grained Sand.	33		19.7				
20				Material Consistent. Very Stiff.	17		28.7				
Boring Terminated @ 21.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings											
25											

## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B3
Project: 98 Kip Drive Salinas, California	Location: North of Proposed Courtyard
Date: June 17, 2022	Elevation:
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig 6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	<div style="display: flex; justify-content: space-around; font-size: small;"> <div style="text-align: center;">  2" DIA Sample                 </div> <div style="text-align: center;">  2.5" DIA Sample                 </div> <div style="text-align: center;">  Bulk Sample                 </div> </div>	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
									c (psf)	$\phi$ °	
Description											
5	CL				58	117.3	6.4	124.8			51% Fines
					15						
					50 <sup>5"</sup>				7.5		
5					13	120.8	11.8	135.1			
					50 <sup>6"</sup>						
10					27		17.2				
15					7		22.8				
Boring Terminated @ 16.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings											
20											
25											

## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B4
Project: 98 Kip Drive Salinas, California	Location: South of Proposed Courtyard
Date: June 17, 2022	Elevation:
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig 6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	<div style="display: flex; justify-content: space-around; font-size: small;"> <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(45deg);"></div> 2" DIA Sample</div> <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(-45deg);"></div> 2.5" DIA Sample
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## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B5	
Project: 98 Kip Drive Salinas, California	Location: Southeast Corner of Site	
Date: June 17, 2022	Elevation:	
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig	6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
									c (psf)	φ °	
				Abandoned Pipe at Surface.							
	CL			Dark Grayish Brown Sandy CLAY. Moist, Very Stiff, Slightly Plastic. Fine to Medium Grained Sand. Mottled.	27	107.8	8.4	116.9	530	21	Consolidation
				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Medium Plastic. Fine Grained Sand.	17		11.9				
5				Material Consistent. Very Stiff. Fine to Coarse Grained Sand.	32		15.3				
				Olive Brown Sandy CLAY. Moist, Hard, Plastic. Fine Grained Sand. Black Blocky.	47	104.6	22.6	128.3			
15	MH			Olive Brown Sandy SILT. Moist, Stiff, Medium Plastic. Fine Grained Sand.	13		21.8				
				Boring Terminated @ 16.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
20											
25											







## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B6	
Project: 98 Kip Drive Salinas, California	Location: Northeast Corner of Site	
Date: June 17, 2022	Elevation:	
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig	6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	<div style="display: flex; justify-content: space-around; font-size: small;"> <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(45deg);"></div> 2" DIA Sample</div> <div style="border: 1px solid black; width: 15px; height: 15px; transform: rotate(45deg);"></div> 2.5" DIA Sample
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## LOG OF EXPLORATORY BORING

Project No.: 22030	Boring: B7
Project: 98 Kip Drive Salinas, California	Location: Middle of East Side of Site
Date: June 17, 2022	Elevation:
Logged By: JDB	Method of Drilling: Truck Mounted Drill Rig 6 in. Solid Stem Auger, 140 lb. Hammer

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
									c (psf)	φ °	
	CL			Yellowish Brown Sandy CLAY. Moist, Very Stiff, Slightly Plastic. Fine to Coarse Grained Sand.	30	99.9	6.9	106.8			
				Material Consistent. Hard. Clay Content Increases.	36		11.2				
5				Material Consistent.	37		12.1				
10				Boring Terminated @ 6.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
15											
20											
25											


**SUMMARY OF LABORATORY TEST RESULTS**

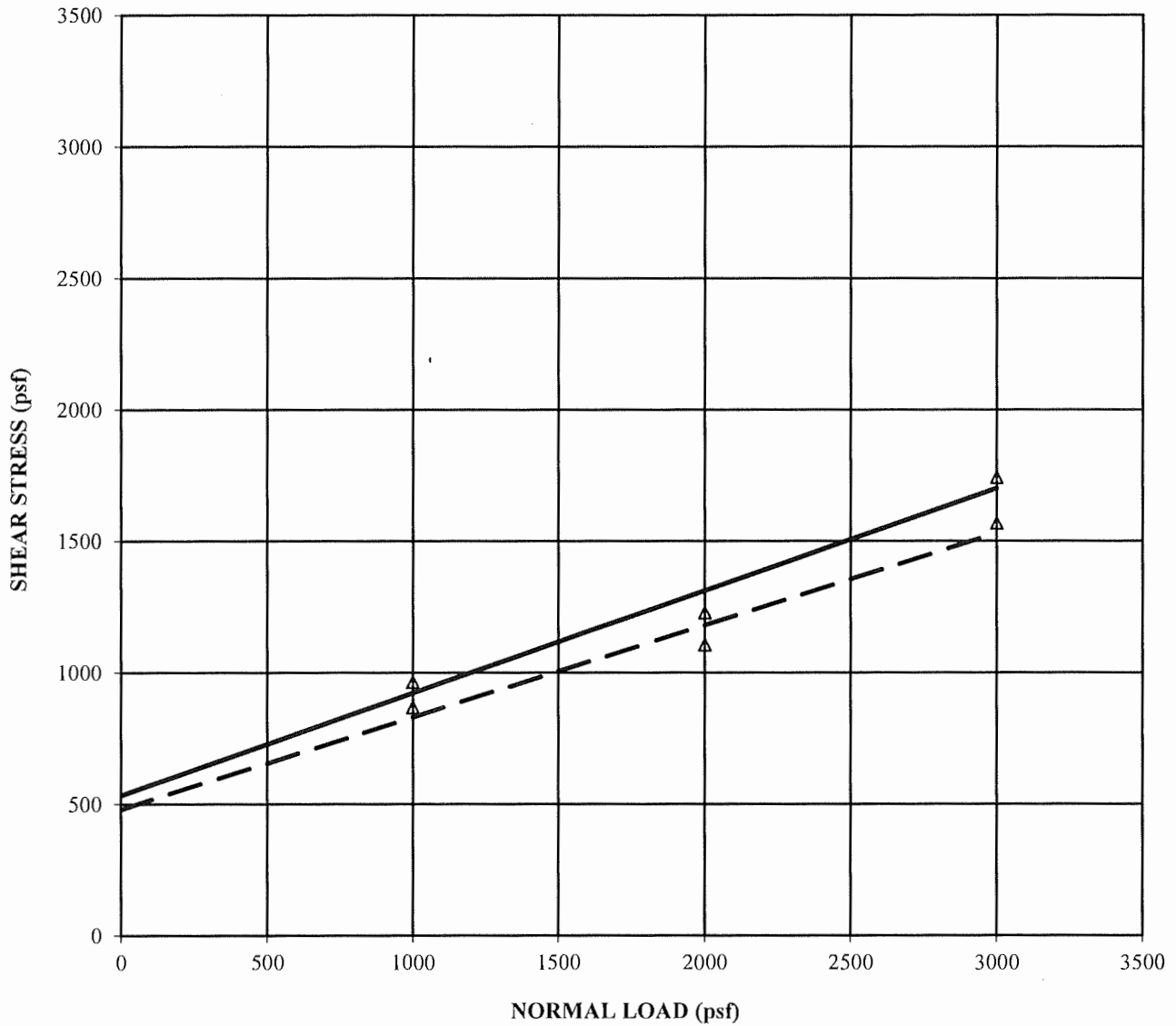
BORING	DEPTH	SOIL TYPE	IN-SITU			DIRECT SHEAR		GRAIN SIZE (%)				EXPANSION INDEX	SOLUBLE SULFATES (ppm)
			DRY DENSITY (pcf)	MOISTURE CONTENT (%)	WET DENSITY (pcf)	COHESION (psf) (PEAK)	FRICITION ANGLE (PEAK)	GRAVEL	SAND	SILT	CLAY		
B1	1.0	CL		6.4									7
B1	2.5	CL		9.6						55			
B1	5.0	CL	123.6	11.8	138.2								
B1	10.0	CL		18.5									
B1	15.0	CL	101.9	23.7	126.1								
B1	20.0	CL		32.5									
B2	1.0	CL	115.8	5.4	122.0								5
B2	2.5	CL		6.4									
B2	5.0	CL		17.1						66			
B2	10.0	CL	116.5	16.6	135.9								
B2	15.0	CL		19.7									
B2	20.0	CL		28.7									
B3	1.0	CL	117.3	6.4	124.8					51			
B3	2.5	CL		7.5									
B3	5.0	CL	120.8	11.8	135.1								
B3	10.0	CL		17.2									
B3	15.0	CL		22.8									
B4	1.0	CL	105.1	6.2	111.6								
B4	1-3	CL		22.6						58		43	
B4	2.5	CL		9.6									
B4	5.0	CL	108.3	8.0	117.0								20

**SUMMARY OF LABORATORY TEST RESULTS**

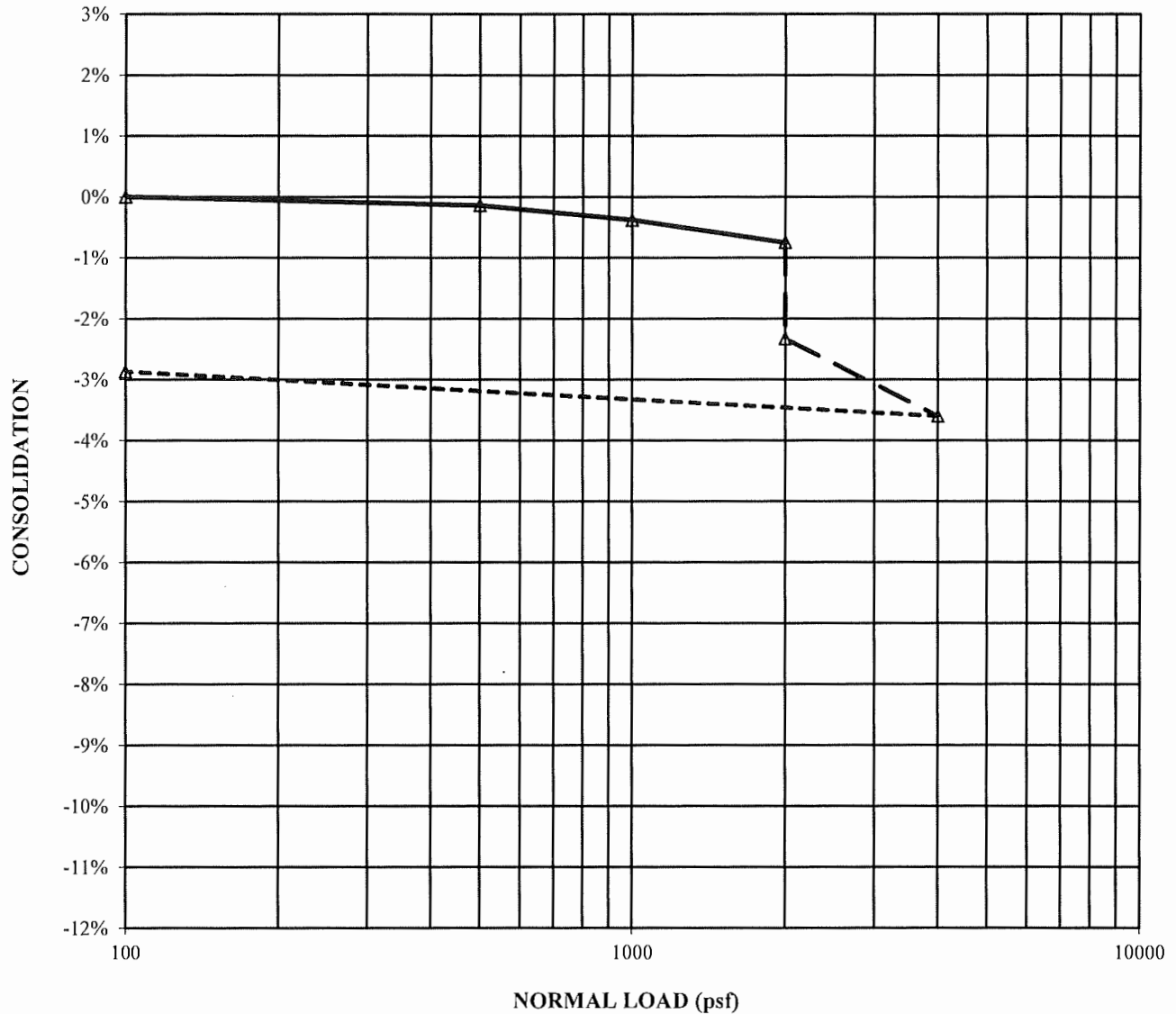
BORING	DEPTH	SOIL TYPE	IN-SITU			DIRECT SHEAR		GRAIN SIZE (%)				EXPANSION INDEX	SOLUBLE SULFATES (ppm)
			DRY DENSITY (pcf)	MOISTURE CONTENT (%)	WET DENSITY (pcf)	COHESION (psf) (PEAK)	FRICITION ANGLE (PEAK)	GRAVEL	SAND	SILT	CLAY		
B4	10.0	CL		17.4									
B4	15.0	CL		21.8									
B5	1.0	CL	107.8	8.4	116.9	530	21						
B5	2.5	CL		11.9									
B5	5.0	CL		15.3									
B5	10.0	CL	104.6	22.6	128.3								
B5	15.0	MH		21.8									
B6	1.0	CL	113.1	5.2	119.0								
B6	2.0	CL		6.9									
B6	5.0	CL		7.7									
B6	10.0	CL		20.1									
B6	15.0	CL		20.6									
B7	1.0	CL	99.9	6.9	106.8								
B7	2.5	CL		11.2									
B7	5.0	CL		12.1									






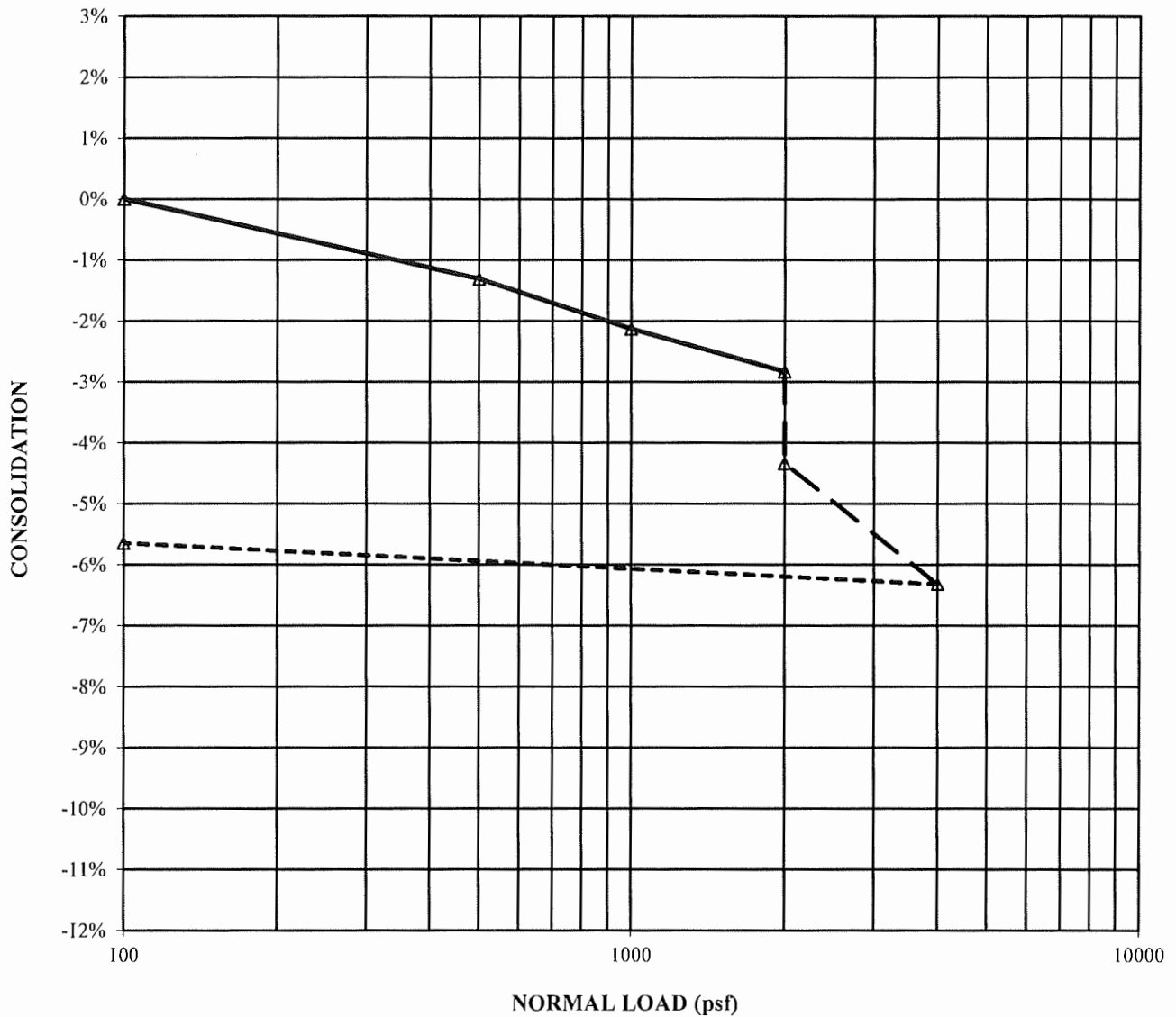
BORING:	B5		COHESION	FRICTION
DEPTH (ft):	1.0		(psf)	ANGLE
SOIL TYPE (USCS):	CL		530	21
			470	19
TEST SAMPLE TYPE:		FIELD MOISTURE:	8.4%	
IN-SITU (SATURATED)		SATURATED MOIST:	17.8%	



BORING:	B2	— FIELD MOISTURE	
DEPTH (ft):	1.0	- - - SATURATED	
SOIL TYPE (USCS):	CL	..... REBOUND	
SEATING WEIGHT:	250 psf	FIELD MOISTURE:	5.4%
		SATURATED MOIST:	15.2%



BORING:	B5	 FIELD MOISTURE  SATURATED  REBOUND	
DEPTH (ft):	1.0	FIELD MOISTURE:	8.4%
SOIL TYPE (USCS):	CL	SATURATED MOIST:	15.4%
SEATING WEIGHT:	220 psf		





# Earth Systems

500 Park Center Drive, Unit 1 | Hollister, CA 95023 | 831.637.2133 | www.earthsystems.com

Rock Solid Engineering OTF  
RSE Project 22033

File No.: 301321-001

## RESISTANCE 'R' VALUE AND EXPANSION PRESSURE

CTM 301

July 18, 2022

Boring #6 @ 1.0 - 5.0'  
Brown Clayey Sand (SC)  
Specified Traffic Index: 5.0

Dry Density @ 300 psi Exudation Pressure: 130.2-pcf

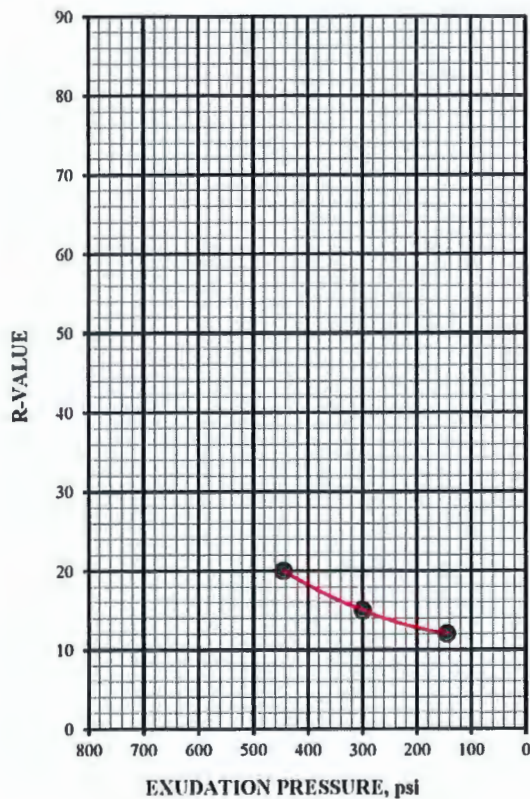
%Moisture @ 300 psi Exudation Pressure: 11.9%

R-Value - Exudation Pressure: 15

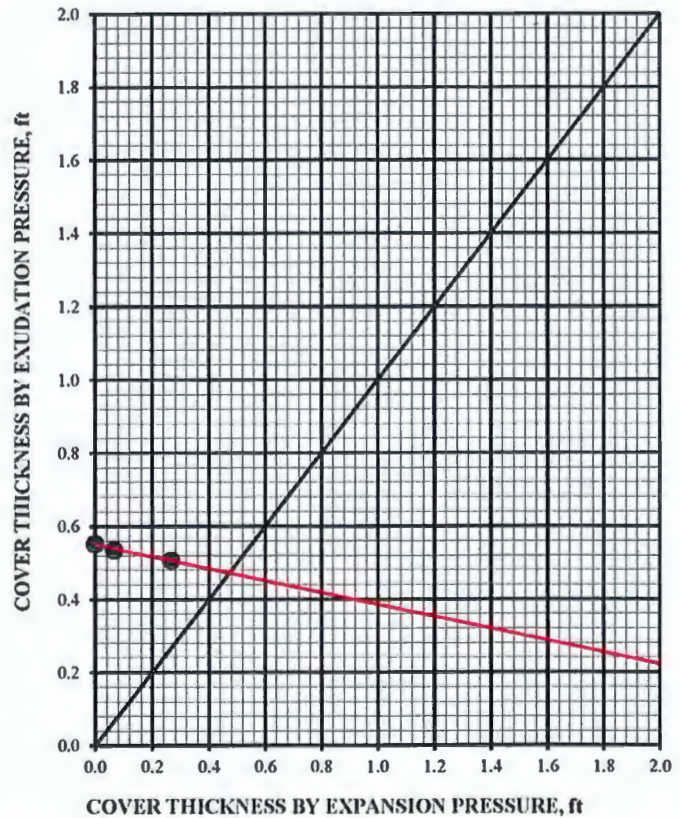
R-Value - Expansion Pressure: 25

R-Value @ Equilibrium: 15

### EXUDATION PRESSURE CHART



### EXPANSION PRESSURE CHART



# FACILITIES TRAFFIC MANAGEMENT PLAN

City of Salinas • Community Development Department • 65 West Alisal Street • Salinas, CA 93901 • (831) 758-7206

## EXHIBIT 29

For Permit/Subdivision No. 98 Kip Drive – GPA 2023-001, RZ 2023-001, CUP 2022-059, RS 2022-006, and MM 2022-019

*The following Residential Facilities Traffic Management Measures are included, and made a part hereof, in the above referenced permit/subdivision:*

Included Check (✓) All boxes that apply	Vehicle Trip Reduction Measure	Residential Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Public Information	Provide ridesharing, public transportation and nearby (within one mile) licensed child care facilities information to tenants/buyers as a part of move-in materials. An information packet must be provided as part of the project's development approval process.	1.0%	
	Printed transit schedules	Print transit schedule information on all promotional materials for the project. Printed transit schedules shall be provided as part of the project's development approval process.	.5%	
<input checked="" type="checkbox"/>	Bicycle amenities	Bike lanes must be provided adjacent to the project and must tie into a City-wide system and provide bicycle access to schools, employment centers and shopping within two miles.	2.0%	2.0%
	Other bicycle amenities	Facilities or measures which go beyond those listed above and which facilitate increase non-vehicular trips. <i>Description attached.</i>	1.0%	
	Bus pull-outs	Provide bus pull-outs, convenient pedestrian access to bus stops and other related amenities to encourage transit use for those portions of the development within one-quarter mile of a bus stop.	2.0%	
	Transportation information centers	Provide locked and secured transportation information centers or kiosks with bus schedules and transit information as a part of the common area of the development if agreement is reached with transit agency for maintenance of information.	.5%	

<b>Included Check (✓) All boxes that apply</b>	<b>Vehicle Trip Reduction Measure</b>	<b>Residential Permit/Subdivision Conditions</b>	<b>Reduction (%)</b>	<b>Total (%)</b>
<input checked="" type="checkbox"/>	<b>Pedestrian facilities</b>	Provide pedestrian facilities linking transit stops top common areas.	.5%	.5%
	<b>Park-and-ride</b>	Provide park-and-ride facilities if part of an on-site traffic management plan.	1.0%	
	<b>Child care facilities</b>	Provide on-site child care facilities based on the capacity of the center and marketing data on expected use.	1.0%	
	<b>Telecommuting</b>	Provide facilities to encourage telecommuting such as a telecommuting center. *	1.0%	
	<b>Mixed uses</b>	Provide mixed uses that reduce the length and number of vehicle trips. Project must consist of at least five acres of high-density housing within one-quarter mile of neighborhood commercial development and have convenient pedestrian access. <i>(Note: Similar trip reduction measures listed elsewhere cannot be counted toward the required vehicle trip reduction).</i>	5.0% of combined trips	
<input checked="" type="checkbox"/>	<b>Transit-oriented Design</b>	Residential development with at least 35 percent of the project in high density housing and clustered within one-quarter mile of bus stops on a major arterial with convenient pedestrian access to transit and neighborhood shopping.	5.0% of high density housing trips	5.0%
	<b>Other</b>	Other measures supported by documented data of trip reductions	Varies	
<b>RESIDENTIAL TOTAL (Must total 7 percent or more)</b>				<b>7.5%</b>

*The following Commercial, Industrial and Tourist Oriented Vehicle Trip Reduction Measures are included, and made a part hereof, in the above referenced permit/subdivision:*

<b>Included Check (✓) All boxes that apply</b>	<b>Vehicle Trip Reduction Measure</b>	<b>Permit/Subdivision Conditions</b>	<b>Reduction (%)</b>	<b>Total (%)</b>
	<b>Child care facilities</b>	Provide on-site child care facilities for children of customers.	1.0%	
	<b>Child care facilities</b>	Provide on-site child care facilities for children of employees. *	1.0%	
	<b>Transit scheduling information</b>	Provide transit-scheduling information quarterly to employees. *	1.0%	

\* *Optional traffic management measure (counts toward total if implemented).*

<b>Included Check (✓) All boxes that apply</b>	<b>Vehicle Trip Reduction Measure</b>	<b>Permit/Subdivision Conditions</b>	<b>Reduction (%)</b>	<b>Total (%)</b>
	<b>Bicycle amenities</b>	1. Proposed development/use adjacent to bicycle lanes. 2. Proposed development/use adjacent to bicycle lanes, showers provided, and site is located within 4 miles of one-half of the City's residential areas.	1. 2.0%	
			2. 4.0%	
	<b>Bus pull-outs</b>	Provide bus pull-outs, pedestrian access and transit stops.	2.0%	
	<b>Bus subsidy *</b>	Provide transit subsidy program for employees that reduces the cost of monthly bus pass by 50% from standard group rate.	4.0%	
	<b>Transportation Information centers</b>	Provide locked and secures transportation information centers or kiosks with bus schedules and transit information if agreement is reached with transit agency for maintenance of information.	1.0%	
	<b>Pedestrian facilities *</b>	Provide pedestrian facilities linking transit stops to employment site entrances provided such pedestrian facilities do not exceed one-quarter mile.	1.0%	
	<b>Other pedestrian facilities</b>	Pedestrian and bicycle system improvements beyond above related measures. Description attached.	Varies	
	<b>Other site amenities</b>	Provide site amenities that reduce the need for vehicle trips based on documentation of trip reduction. Description attached.	1.0-2.0%	
	<b>Park-and-ride *</b>	Provide park-and-ride facilities if part of an employee sponsored rideshare program.	1.0%	
	<b>Transportation system management program</b>	Provide a local transportation system management program to reduce on-site trips based on documentation of expected trip reduction.	5.0%	
	<b>Mixed uses</b>	Provide mixed uses that reduce the length and number of vehicle trips. Project must consist of neighborhood serving retail commercial that has at least five acres of high-density residential housing within one-quarter mile of the perimeter of the commercial site. (Note: Similar trip reduction measures listed elsewhere cannot be counted toward the required vehicle trip reduction).	5.0%	
	<b>Educational and marketing</b>	Provide educational and marketing strategies to customers to reduce vehicle trips.	1.0%	
	<b>Educational and marketing</b>	Provide educational and marketing strategies to employees to reduce vehicle trips. *	1.0%	

\* *Optional traffic management measure (counts toward total if implemented).*

<b>Included</b> <i>Check (✓)</i> <i>All boxes</i> <i>that apply</i>	<b>Vehicle Trip Reduction Measure</b>	<b>Permit/Subdivision Conditions</b>	<b>Reduction (%)</b>	<b>Total (%)</b>
	<b>Preferential parking for carpools *</b>	Provide preferential parking for employees who carpool. Sites must be closest to building entrances, used only by carpoolers and represent at least 3 percent of the total parking spaces.	3.0%	
	<b>Telecommuting *</b>	Provide facilities to encourage telecommuting if telecommute center could accommodate one percent of employees at an off-site neighborhood location.	1.0%	
	<b>On-site services</b>	Provide on-site ATMs, restaurants, dry cleaners, grocery and other typically needed services to reduce travel.	1.0% per services. If linked to transit, 1.0% for development	
	<b>Other</b>	Other measures supported by documented data of trip reductions in other developments.	Varies	
<b>COMMERCIAL, INDUSTRIAL AND TOURIST ORIENTED DEVELOPMENT TOTAL</b> <i>(Must total 7 percent or more)</i>				

\* *Optional traffic management measure (counts toward total if implemented).*

*I/we declare under penalty of perjury that the information contained in this **Facilities Traffic Management Plan**, including any attachment included herewith, are true and correct to the best of my/our knowledge.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner or  
Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of  
Planning Manager

\_\_\_\_\_  
Date