



# City of Salinas

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

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

## ENGINEER'S REPORT

**DATE:** 2/28/2023

**Revised 3/10/2023**

**PLANNER:** Bobby Latino

**OWNER/APPLICANT:** Stephen Kovacich/Cadius Partners Limited

**PURPOSE:** PUD2020-002, CUP2020-030 &  
TM2022-001

**LOCATION:** SE Corner of John St and Abbott St

**DEVELOPMENT PROPOSAL:** Conceptual master site plan for 14 parcels; Conditional Use Permit for a new hotel (Phase 1); and IS/MND for the 14 parcels. (Existing APNs 002-481-022, 002-481-025 through 002-481-035, 002-371-039 and 002-371-044.

**RECOMMENDATION:** Approve with Conditions

**SWDS CATEGORY:** Priority Project (>10 lot subdivision)

**SWDS THRESHOLD:** Requirements 1-4 and 100-yr peak

**NDPES CATEGORY:** High Priority (SWPPP)

**TENTATIVE MAP:** Pursuant to Salinas Municipal Code (SMC), Section 31-1100, *Properties including one lot line adjustment may not be part of another lot line adjustment if five or more parcels are affected.* The project proposes to reconfigure 14 parcels into 10 parcels. The developer shall be submitted a Tentative Map to create the 10 parcels. The map shall be consistent with existing record information and the Subdivision Ordinance, Chapter 31 of the Salinas Municipal Code.

**REPORTS AND DOCUMENTS:** Pursuant to SMC Section 31-401.4, the following reports shall accompany the tentative map:

1. Street Names. A list of potential street names. Streets shall clearly be identified as private and maintenance district (or similar) shall be identified for future maintenance of streets, sidewalks, stormwater control facilities and utilities. **Provided.**
2. Soils Report. A preliminary soil report shall be prepared by a geotechnical engineer registered in the state of California. The report must address infiltration for the proposed underground chamber sites and the proposed basins. **Provided.**
3. Title Report. A preliminary title report, showing all parties with a legal or equitable interest and all easements, covenants and other encumbrances and interests in the property. **Provided. Prior to issuance of a Building/Grading Permit applicant shall provide an updated title report. The title report provided only references one vesting deed when in fact there are four.**
  - a. Conceptual Stormwater Control Plan. A conceptual stormwater control plan shall be provided indicating how the project proposed to meet the requirements for treatment, volume retention and peak flow mitigation of the 10- and 100-year storm events. Pursuant to SMC, Section 31-902.3, stormwater basins shall be designed and landscaped to appear as natural or other aesthetically interesting feature. The project site includes two existing wells that will be abandoned. Applicant shall clearly show the location of the existing wells and provide approval documentation from the Regional Board for abandoning the wells.

The SWCP must identify how offsite roadway widening will be mitigated. The city currently does not have an alternative compliance program. As such, the applicant shall be responsible to locate a comparable site to mitigate and shall design and construct said offsite mitigations. **Provided. Prior to Issuance of a Building/Grading Permit, the applicant shall provide a Final Stormwater Control Plan consistent with the requirement of the 2021 Stormwater Development Standards.**

4. Sanitary Sewer Capacity Study. The applicant shall provide a study of the impacts the development will have on the downstream sanitary sewer mains and verify the adjoining sewer mains have the capacity for the anticipated peak flows. The study shall include measured flows for the upstream and downstream sanitary sewer mains. **Prior to Issuance of a Building/Grading Permit – The draft 2022 Sanitary Sewer Master Plan Update identifies the main along Abbott St between Spicer St and John St as exceeding capacity in future peak conditions. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott St.**
5. Hydrology and Hydraulic Calculations. The project engineer shall prepare a hydrology and hydraulic report showing the proposed piping and inlets meet the capacity requirements as specified in the city design standards. **Provided.**
6. Right of Way Dedication/Vacation – The project proposes right of way dedications and vacations along Abbott Street and John Street. **Prior to Issuance of Building/Grading Permit - Plans must clearly identify John Street as a state route. Applicant must adjust the right of way line as required consistent with Caltrans standards and city sidewalk schedule. Right of way dedication shall accommodate an 8.5-ft wide sidewalk and a 6-ft minimum public utility easement shall along the street frontages.**
7. Traffic Impact Analysis. The traffic impact analysis is required to provide a Vehicle Miles Traveled (VMT) analysis consistent with city VMT policy. The project proposes unrestricted access onto John Street (SR 68) and a raised median and dedicated left turn lanes into the project site and Maple Street. Traffic impacts to John Street must be coordinated with Caltrans and impacts addressed. **Provided.**
8. Master Plan. The master plan shall include an accessible path of travel delineating accessible access from the various buildings onto a public right of way. The plan shall incorporate site lighting, roadway and driveway sections, and bicycle facilities. Roadways shall be marked/signed with applicable “NO PARKING – FIRE LANE” designations to retain design widths. The project proposes several buildings along the northern (John Street) area which are in conflict an existing utility easement. The project proposes adjusting the existing utilities and abandoning the easement. Said utility adjustment shall be coordinated and approved the easement owner. **Provided.**
9. Offsite Improvements. Offsite improvement plans shall be prepared showing the removal of all existing driveway aprons and reconstruction of street sidewalks along Abbott Street and John Street. Commercial sidewalks shall be 8.5-ft wide consistent with City standards. A Caltrans encroachment permit and city encroachment permit shall be required for any construction, reconstruction or closure of the right of ways. The applicant shall install landscaping and irrigation along the entire frontage and shall enter into a maintenance agreement with the city to landscape, irrigate and maintain the John Street right of way. Street trees are required at a maximum of 60-ft along street frontages. Street landscaping shall follow a three-tier system as outlined in the Zoning Code (SMC Section 37-50.700). Offsite improvement plans shall include relocation of existing utilities (fire hydrants, vaults and boxes) and installation of street lighting and empty (dark) fiber conduit for city use

consistent with city Dig Once policy along John Street and Abbott Street. **Provided.**

**REPORTS AND DOCUMENTS:** Review of this Tentative Map covers survey related matters as well as compliance with the SMC (31-401.3 and 31-401.4) pertaining to Tentative Maps. Comments below are prefixed with the letter of the Municipal Code the comment pertains to.

### **Vesting Deed References**

*The title report that was submitted with this Tentative Map outdated in terms of vesting deed information. The title report only references one vesting deed when in fact there are four; sheet C1.2 documents the vesting deeds in the "Parcel Summary" table. This comment does not affect the technical accuracy of the Tentative Map but should be addressed at the time the Final Map is submitted for review.*

**CONDITIONAL USE PERMIT/PLANNED UNIT DEVELOPMENT:** Development Review Submittal prepared ARRIS Studio Architects, dated January 5, 2023 and Phase I Development Plans and Master Plan Storm Drain Hydraulic Calculations, and Stormwater Control Plan prepared by L & S Engineering, Inc., dated November 11, 2022. Improvement plans for construction shall be prepared in accordance with the City of Salinas Design Standards. The following comments shall be incorporated into the improvement plans prior to approval of a planning permit:

1. Master Site Plan – Identify street names for all streets. Commercial area sidewalks shall be 8.5-ft wide. – **Prior to issuance of a building permit.**
2. Master Phasing Plan –The following items shall be required **prior to issuance of building permit.**
  - a. A1.1 & A2.00 – Offsite improvements for Abbott St shall be included in Phase 1 in order to provide the required pedestrian access. Pedestrian access shall be maintained along the street frontages during all construction phases.
  - b. A1.14 – Consider constructing the entire Street A with Phase 6 out to Spicer Street.
  - c. A1.40 – Show relocated offsite street lighting. Provide street lighting along John Street.
  - d. A1.40 – Provide lighting on Street A out to Spicer Street.
  - e. A1.50 – Provide trees south of John Street consistent with the planting across the street.
  - f. A2.50 – Trash enclosure shall drain to adjacent planter or provide cover and connection to sanitary sewer.
3. Site Layout Plan – **Prior to issuance of building permit.**

The site plan must clearly delineate red curbs and provide signage indicate roadways are fire lanes. No parking is allowed outside of designated parking areas.

  - a. Show any proposed site fencing and details.
  - b. C1.3 – Provide roadway section for east-west street between Buildings 1A and 1B and 1F and 1D.
  - c. C1.3 – Change 4-ft sidewalk to 5-ft sidewalk.
  - d. C1.3 – Add sign at the end of the street east of Building 2A.
  - e. C1.3 – Remove section reference from the area east of Building 1B.
4. Grading and Drainage Plan – **Provide prior to issuance of a building/grading permit.**
  - a. Provide roadway cross sections.
  - b. Plan shall include plan and profile sheet for proposed roadways.
  - c. Plans shall include sections to clearly illustrated the proposed grading at the proposed building.

- d. Review the location of tree filters to avoid conflicts with underground utilities and stormwater infiltration systems.
5. Utility Plan – **Prior to issuance of a building/grading permit.**
- a. Upsize the existing sanitary sewer main along Abbott Street as needed to meet capacity of the development.

Update the utility plan to include the following **prior to issuance of building/grading permit.**

- b. Pursuant to Section 31-902.6.1, all utilities shall be placed underground, including transformers.
  - c. The project shall provide bilingual inlet markers at all inlets indicating “NO DUMPING DRAINS TO BAY”.
  - d. All onsite utilities shall be maintained by applicant.
  - e. Provide 4-inch dark conduit through internal streets.
  - f. Provide construction details for the proposed underground chamber, bioretention basins and tree filters.
  - g. Provide inspection requirements for LID features.
  - h. Provide site lighting and photometric plan.
  - i. Provide a completed Sanitary Sewer Fixture Table.
6. Erosion Control Plan – The plan shall include the following **prior to issuance of a building/grading permit.**
- a. The SWPPP shall clearly identify all proposed phases.
  - b. Provide draft SWPPP for review and approval prior to NOI submittal to SMARTS.
  - c. Any areas disturbed must be landscaped or stabilized with a native hydroseeding mix.
  - d. Access must be controlled during construction to prevent an illicit discharge in the right of ways.
  - e. Provide a complete Erosion and Sediment Control Plan Checklist.
  - f. Pervious pavements must be protected to prevent any deposits of soils or fines.
7. Stormwater Control Plan – **Prior to issuance of a building/grading permit.**

The final report shall be updated to provide the following:

- a. Staff recommends the use of surface-based stormwater control measures (SCMs). Project a justification as to why the project cannot provide surface based SCMs.
  - b. Provide a geotechnical report with infiltration testing at the design depths for the stormwater control measures.
  - c. Provide a draft Operation and Maintenance (O&M) Plan addressing each of the proposed SCMs shall be provided.
  - d. The applicant shall provide a common area maintenance agreement that shall include the stormwater control measures.
  - e. Applicant shall restrict the use of pesticides in the O & M Plan and provide more environmental options.
8. Public Improvements - Public improvements shall include the following information **prior to issuance of building/grading permit.**
- a. Provide offsite improvement plans for each phase of construction which improves right of way frontages, anticipated for Phase 1 (Abbott St) and Phase 4 (John St). Offsite improvement plans shall provide curb profiles for the new frontage curbs, medians, grading, drainage, signage and striping.
  - b. Verify and reconstruct, as needed, any existing non-compliant pedestrian ramps per the latest CALTRANS standards.

- c. Install streetlights as needed along street frontage per City standards. Provide an offsite photometric plan.
  - d. Remove all existing driveway aprons not consistent with the master plan and reconstruct street curb, gutter and sidewalk.
  - e. Install landscaping, irrigation and street trees along all street frontages. Landscaping shall include three tiers of planting: groundcover, shrubs and trees.
  - f. New street pavement design shall be based upon the "R" value of the subgrade and the standard traffic index (TI) noted in Section 31-903.5 of the Salinas Subdivision Ordinance.
  - g. Traffic signal plans shall be provided for the proposed Abbott Street-Maple Street intersection.
  - h. Prior to issuance of a building/grading plan for Phase 4, applicant shall provide offsite improvement plans for the John St frontage and roadway improvements including the median, striping, traffic signal modifications at Abbott St and John St (SR 68). Applicant shall obtain a Caltrans encroachment permit for any improvements or closures.
9. **Development Impact Fees** – Applicant shall provide existing building information for any building removed within the Phase 1 project site area. Building area traffic fee credit is provided for existing buildings in operation after the year 2000. Credit is also available for public facilities for redevelopment of any building demolished within the last five years. Fees are adjusted annually. Development impact fees are assessed prior to building permit issuance. Development Impact fees without credits for the proposed hotel are estimated at \$ 689,184. See attached worksheet.
10. ***PW Planning Review Fees - Prior to approval of the Conditional Use Permit, the applicant shall pay the NPDES permit review fee of \$3890.50 per Council-approved fee schedule.***
11. ***PW Map Check Fees – Prior to approval of the Tentative Map, the applicant shall pay the Map Check fee of \$2761.50 per Council-approved fee schedule.***

*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.*

**CITY OF SALINAS**

Reviewed By:



**Adriana Robles, PE, CFM**

City Engineer

adrianar@ci.salinas.ca.us

(831) 758-7194