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

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, Senor 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:

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

2. CHECKLIST

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, *would the proposal:*					A1, A2, A3, A5, A6, A7, A8, A9, M1, N1
(a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐	
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐	

(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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
2. AGRICULTURAL RESOURCES. *Would the proposal:*					A1, A2, A6, A7, A8, A9, M1, N1
(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	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

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 (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
3. AIR QUALITY. *Would the proposal:*					
(a) Conflict with or obstruct implementation of the	☒	☐	☐	☐	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?	☒	☐	☐	☐	
(c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
4. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*					A1, A2, A6, A7, A8, A9, M1, N1
(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	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐	
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved	☒	☐	☐	☐	

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

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

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 (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
7. GEOLOGY/SOILS. *Would the proposal result in or expose people to potential impacts involving:*					A1, A2, A6, A7, A8, A9, M1, N1, O3
(a) Directly or indirectly cause potential substantial	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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.	☒	☐	☐	☐	
(ii) Strong seismic ground shaking?	☒	☐	☐	☐	
(iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	
(iv) Landslides?	☒	☐	☐	☐	
(b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	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?	☒	☐	☐	☐	
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
8. GREENHOUSE GAS EMISSIONS. *Would the project:*					A1, A2, A3, A7, A8, A9
(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?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
9. HAZARDS & HAZARDOUS MATERIALS. *Would the proposal:*					A1, A2, A6, A7, A8, A9
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐	
(b) Create a significant hazard to the public or the environment through reasonably forseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
10. HYDROLOGY AND WATER QUALITY. *Would the proposal:*					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?	☒	☐	☐	☐	
(b) Substantially decrease groundwater supplies or	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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;	☒	☐	☐	☐	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐	
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	☒	☐	☐	☐	
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐	
(e) Conflict with or obstruct implementation of a water quality control plan or	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(ii) Potential impact of project post-construction activity on storm water runoff?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☒	☐	☐	☐	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	☒	☐	☐	☐	
(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).	☒	☐	☐	☐	
(ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater run-on?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(xi) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(xiii) Could the proposed project result in increased erosion downstream?	☒	☐	☐	☐	
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	☒	☐	☐	☐	
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	☒	☐	☐	☐	
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
11. LAND USE AND PLANNING. *Would the proposal:*					A1, A2, A6, A7, A8, A9, M1, N1
(a) Physically divide an established community?	☒	☐	☐	☐	
(b) Cause a significant	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
12. MINERAL RESOURCES. *Would the proposal:*					A1, A2, A6, A7, A8, A9
(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?	☒	☐	☐	☐	

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	
13. NOISE. *Would the proposal result in:*					A1, A2, A3, A5, A6, A7, A8, A9, M1, N1
(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?	☒	☐	☐	☐	
(b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
14. POPULATION AND HOUSING. *Would the proposal:*					
(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)*?	☒	☐	☐	☐	A1, A2, A5, A6, A7, A8, A9
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
15. PUBLIC SERVICES. *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:*					A1, A2, A6, A7, A8, A9
(a) Fire protection?	☒	☐	☐	☐	
(b) Police protection?	☒	☐	☐	☐	
(c) Schools?	☒	☐	☐	☐	
(d) Parks?	☒	☐	☐	☐	
(e) Other public facilities?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
16. RECREATION. *Would the proposal:*					A1, A2, A3, A6, A7, A8, A9
(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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
17. TRANSPORTATION. *Would the project:*					A1, A2, A6, A7, A8, A9
(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?	☒	☐	☐	☐	

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.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
18. TRIBAL CULTURAL RESOURCES. *Would the project:*					A1, A2, A6, A7, A8, O1, O2
(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:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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.	☐	☐	☒	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
19. UTILITIES & SERVICE SYSTEMS. *Would the project:*					A1, A2, A6, A7, A8
(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	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☒	☐	☐	☐	

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

federal, state, and local statutes.

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	
20. WILDFIRE. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:*					A1, A2, A6, A7, A8
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐	
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐	
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes	☒	☐	☐	☐	

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 of 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?	☒	☐	☐	☐
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)? *("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).*	☒	☐	☐	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3. SOURCE LIST

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

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

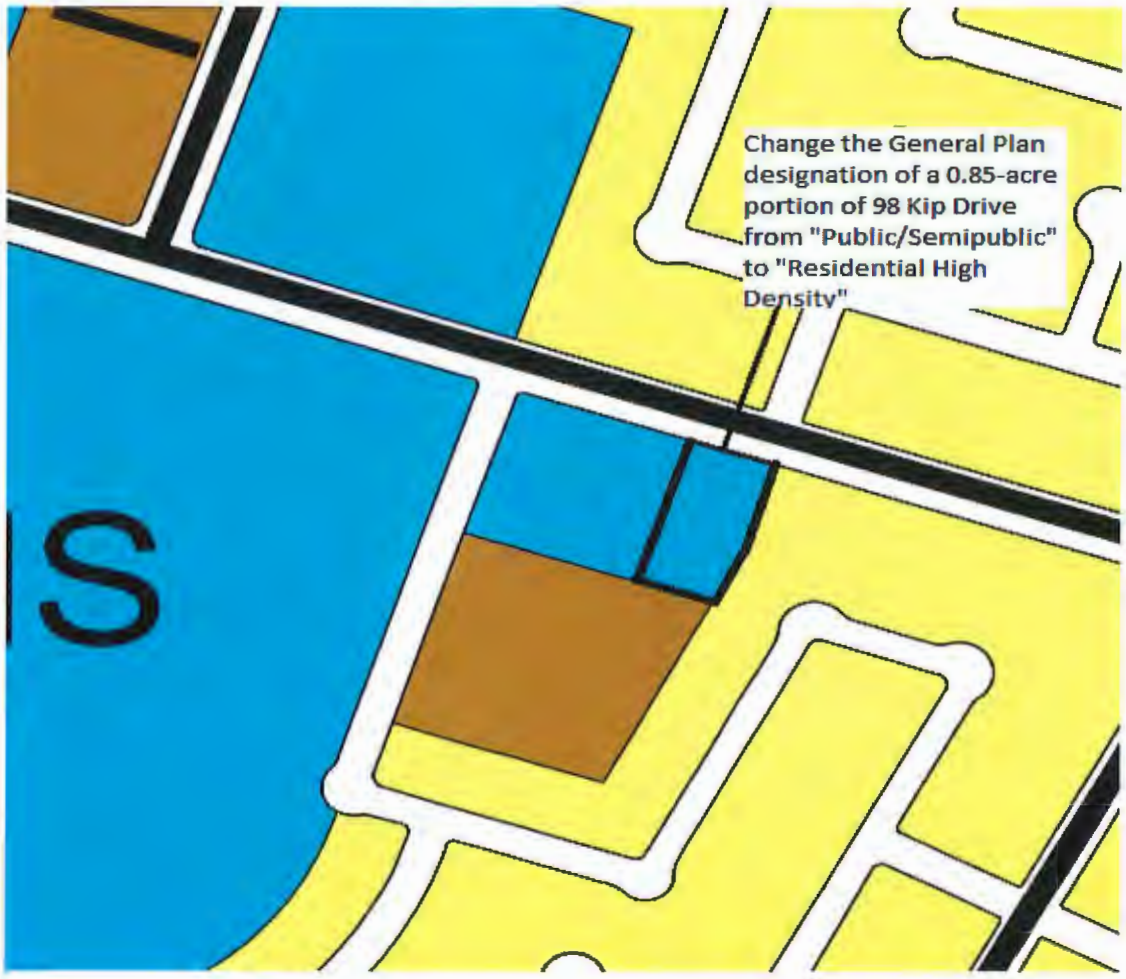
Vicinity Map

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

Exhibit 1

North

General Plan Amendment Map



General Plan Amendment 2023-001

(Related to Rezone 2023-001)

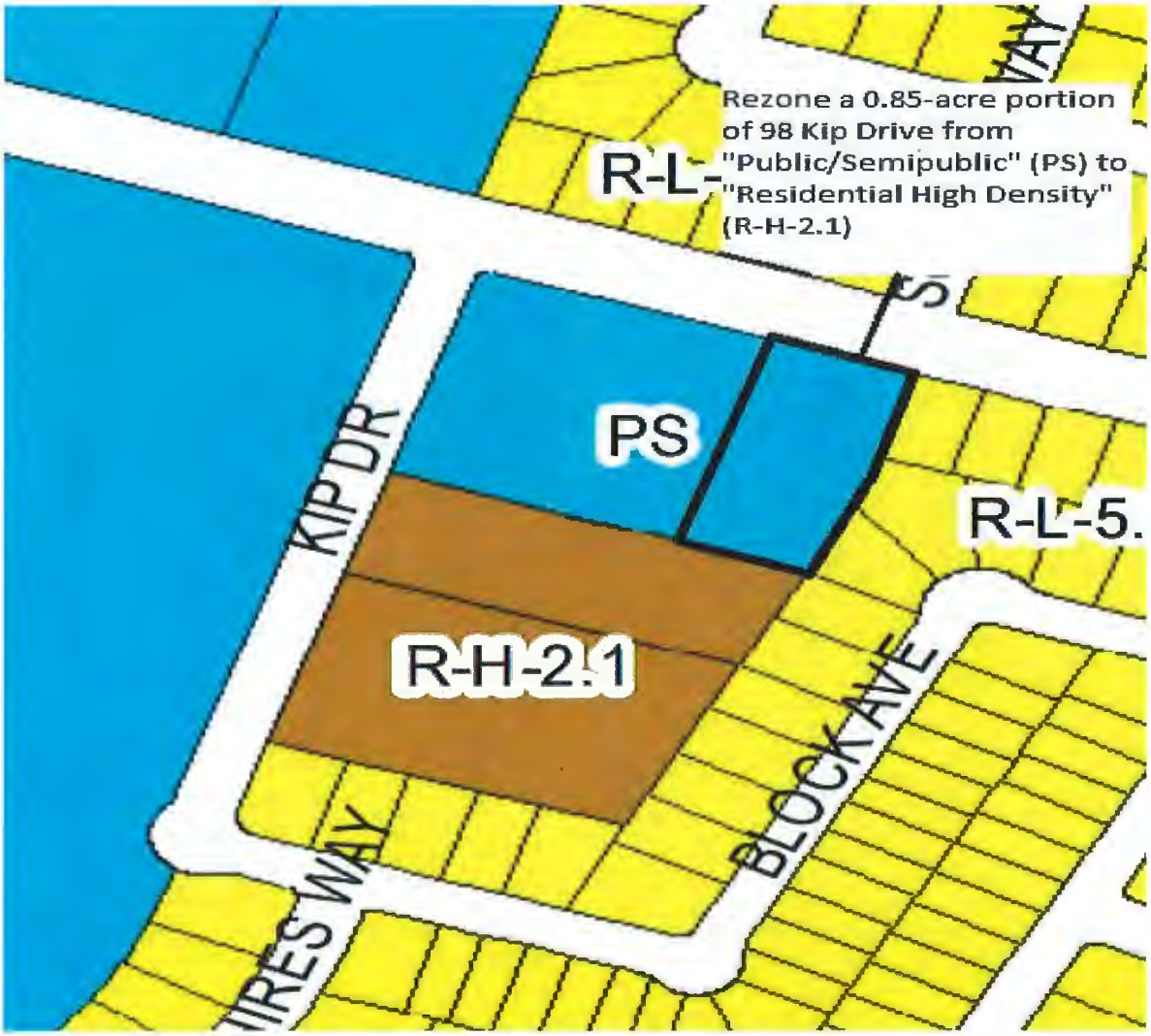
Project Description: Change the General Plan designation of a 0.85-acre portion of 98 Kip Drive (APN: 261-661-011-000) from "Public/Semipublic" to "Residential High Density".

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

Exhibit 2

North

Rezoning Map



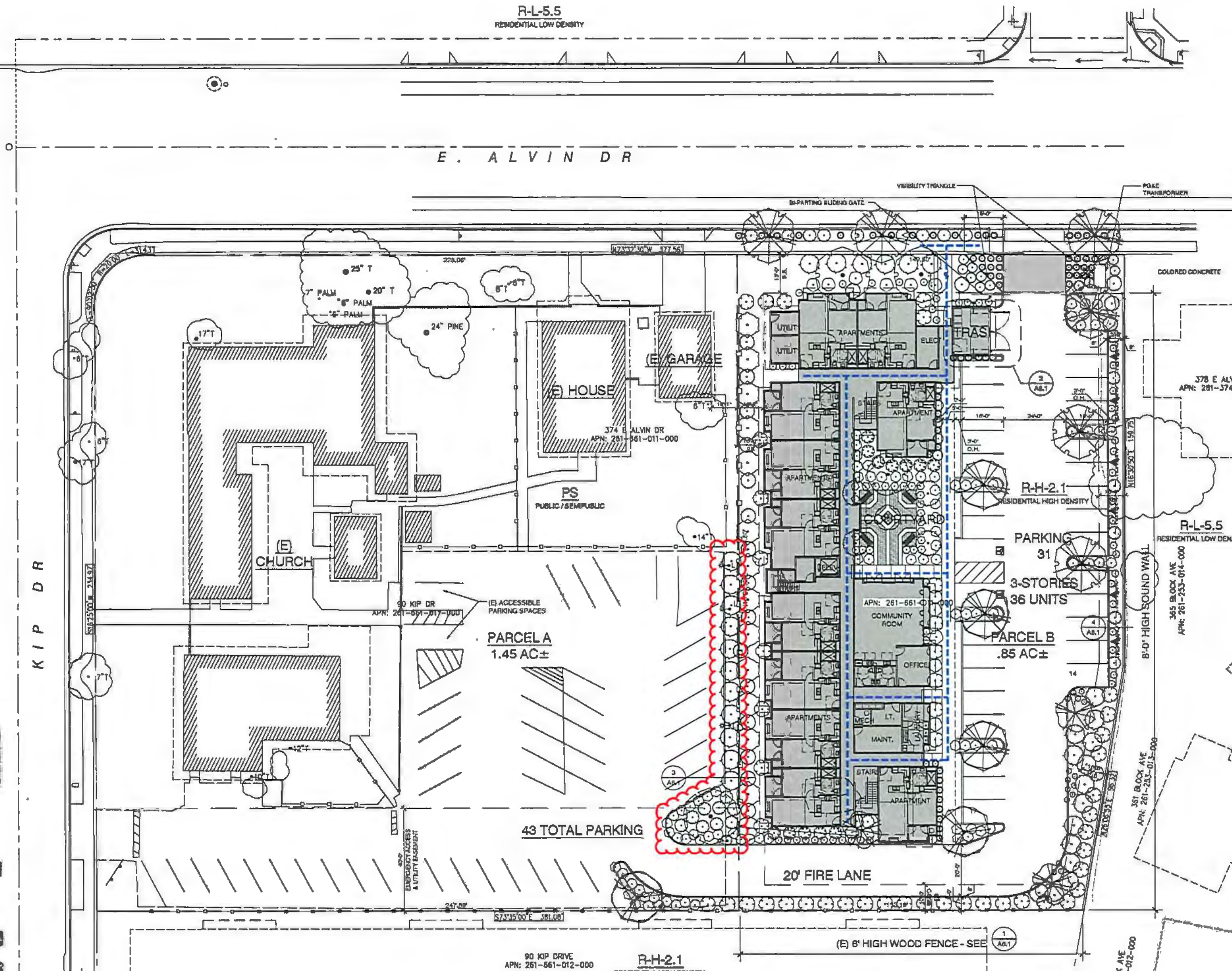
REZONE 2023-001

(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\RZ 2023-001 Rezone Map.doc

Exhibit 3



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 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2:1. WALKWAYS SHALL BE A MINIMUM 4'-0" 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 WALKS COMPLY.

NORTH

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40
SCALE: 1" = 20'-0"

PROJECT DATA PARCEL A

LOCATION:	E. ALVIN DRIVE SALINAS, CA 93906
A.P.N.	261-661-011-000
ZONING:	PS (PUBLIC / SEMIPUBLIC)
PROPOSED SITE AREA:	1.45 AC (63,120 SF)
PROJECT DESCRIPTION:	EXISTING CHURCH AND 1-STORY HOUSE w/ DETACHED GARAGE TO REMAIN. PARKING IMPROVEMENTS TO INCLUDE LANDSCAPE AND REMOVAL OF 3 PARKING SPACES FOR NEW FIRE ACCESS LANE CONNECTED TO ADJACENT PARCEL B
(E) BUILDING AREAS:	(E) CHURCH = 7,650 SF (E) HOUSE = 1,629 SF (E) GARAGE = 648 SF TOTAL 9,927 SF

FLOOR AREA RATIO	TOTAL S.F.
BUILDING AREA	9,927 SF (16% OF PARCEL)

LOT COVERAGE	TOTAL S.F.
BUILDING FOOTPRINT	9,927 SF (16% OF PARCEL)

PARKING:

(E) SANTUARY AREA (1 PS PER 50 SF OF ASSEMBLY AREA REQUIRED):
1,200 SF / 50 = 24 PS REQUIRED / 43 PS PROVIDED INCLUDING 2 ACCESSIBLE PS

(E) HOUSE (2 PS GARAGED PER DWELLING UNIT FOR 4 BEDROOM OR LESS):
[illegible]

PARKING AREA	20,937 SF
PARKING LANDSCAPE AREA	1,264 SF (6% OF PARKING AREA)

PROJECT DATA PARCEL B

LOCATION:	E. ALVIN DRIVE SALINAS, CA 93906
A.P.N.	261-661-011-000
ZONING:	PS (PUBLIC / SEMIPUBLIC)
PROPOSED ZONING:	R-H-2.1 (RESIDENTIAL HIGH DENSITY)
PROPOSED SITE AREA:	0.85 AC (37,204 SF)
PROJECT DESCRIPTION:	CONSTRUCTION OF 36 - 100% AFFORDABLE 1-BEDROOM APARTMENT UNITS FOR SENIORS.
NO. OF STORIES:	3-STORIES
BLDG. HEIGHT:	36'± PROPOSED /45 FT MAX. ALLOWED
BLDG. SETBACKS:	FRONT = 15' INTERIOR SIDE = 10' REAR = 10'
DENSITY:	15 UNITS/AC MIN. ALLOWED 24 UNITS/AC MAX. ALLOWED 36 UNITS PROPOSED W/ 100% DENSITY BONUS
USABLE OPEN SPACE AREA PER UNIT:	REQUIRED: 500 SF MIN PER UNIT (10,500 SF) PROPOSED: 3,172 SF COMMON OPEN SPACE 1,728 SF PRIVATE OPEN SPACE 4,900 SF TOTAL
PARKING LOT LANDSCAPE:	FRONT (10 FT) INTERIOR SIDE, & REAR REQUIRED (5 FT) 1 TREE PER 5 PARKING SPACES 5' ISLAND EXCLUDING CURBS
FENCE:	FRONT SETBACK (3 FT TALL MAX.) INTERIOR SIDE / REAR (8 FT TALL MAX)
BUILDING AREA:	1ST FLOOR = 12,019 SF 2ND FLOOR = 11,146 SF 3RD FLOOR = 8,953 SF TOTAL 32,118 SF

FLOOR AREA RATIO	
BUILDING AREA	32,118 SF (86% OF PARCEL)

LOT COVERAGE	
BUILDING FOOTPRINT INC. PORCH	12,019 (32% OF PARCEL)

PARKING: SENIOR HOUSING (1 PARKING SPACE PER UNIT REQUIRED)	
36 UNITS x 1 TOTAL PROVIDED 31 INC. 2 ACCESSIBLE SPACES	36 P.S. REQUIRED

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.: 261-661-011

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

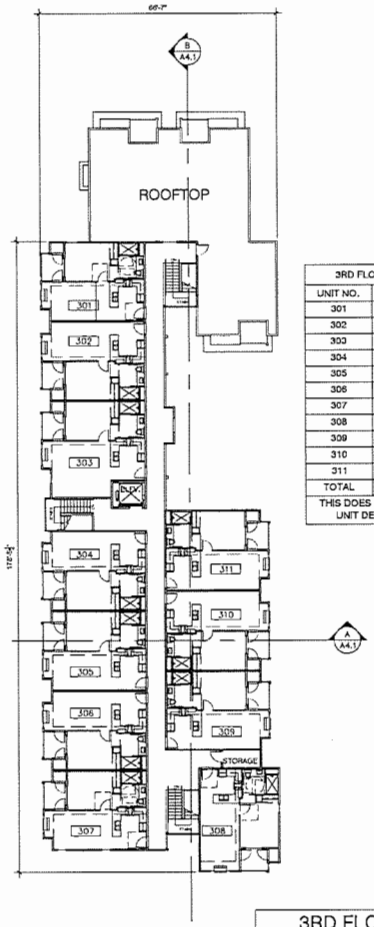
Drawn By:	AC/ML
Drawing Date:	8/14/2023
Project Number:	2211

Revisions:

Sheet Title:
PROPOSED SITE PLAN

Sheet Number:
A1.1

Exhibit 4

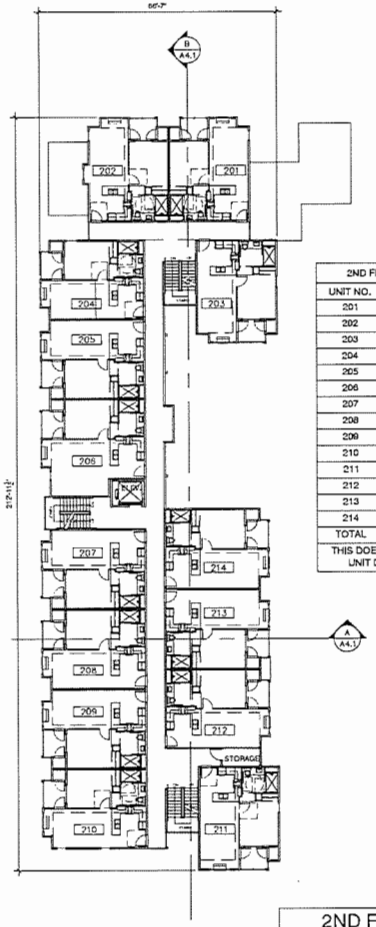


3RD FLOOR UNITS	
UNIT NO.	AREA
301	603 SF
302	603 SF
303	687 SF
304	603 SF
305	603 SF
306	603 SF
307	603 SF
308	616 SF
309	603 SF
310	603 SF
311	603 SF
TOTAL	6,730 SF
THIS DOES NOT INCLUDE UNIT DECK (47 SF)	

3RD FLOOR	
USE	AREA
APARTMENT including decks (517 sf)	7,247 SF
STORAGE	57 SF
CIRCULATION (halls, elevator,)	1649 SF
TOTAL	8,953 SF

3RD FLOOR PLAN

11 UNITS

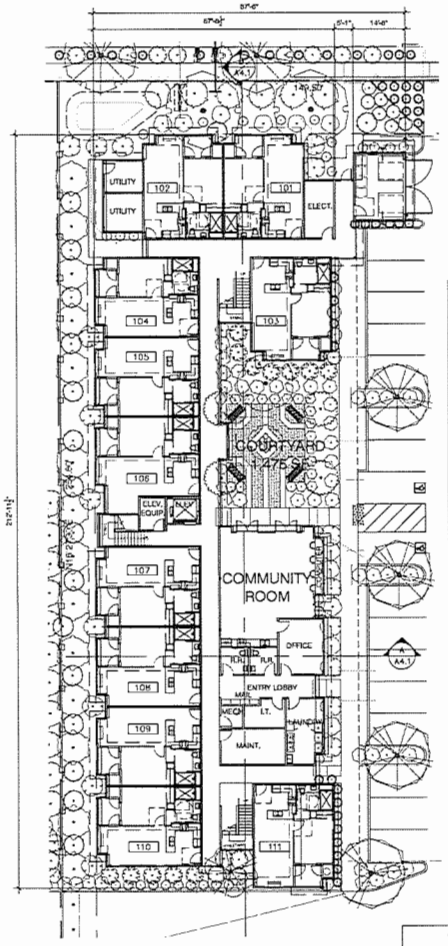


2ND FLOOR UNITS	
UNIT NO.	AREA
201	603 SF
202	612 SF
203	603 SF
204	603 SF
205	603 SF
206	687 SF
207	603 SF
208	603 SF
209	603 SF
210	603 SF
211	616 SF
212	603 SF
213	603 SF
214	603 SF
TOTAL	8,548 SF
THIS DOES NOT INCLUDE UNIT DECK (47 SF)	

2ND FLOOR	
USE	AREA
APARTMENT including decks (658 sf)	9,206 SF
STORAGE	57 SF
CIRCULATION (halls, elevator,)	1883 SF
TOTAL	11,146 SF

2ND FLOOR PLAN

14 UNITS



1ST FLOOR UNITS	
UNIT NO.	AREA
101	603 SF
102	603 SF
103	603 SF
104	603 SF
105	603 SF
106	649 SF
107	603 SF
108	603 SF
109	603 SF
110	603 SF
111	616 SF
TOTAL	6,892 SF
THIS DOES NOT INCLUDE UNIT PATIO (47 SF)	

1ST FLOOR	
USE	AREA
APARTMENT including patios (517 sf)	7,209 SF
LAUNDRY	205 SF
COMM. RM including offices	1735 SF
UTILITY	228 SF
CIRCULATION (halls, elevator, mech. room)	2155 SF
TRASH ENCLOSURE	332 SF
ELECTRICAL	155 SF
TOTAL	12,019 SF

1ST FLOOR PLAN

11 UNITS

NORTH

PROPOSED FLOOR PLANS 36 UNITS

SCALE: 1/16" = 1'-0"

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
26b Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7450
EMAIL: info@pauldavispartnership.com

Drawn By: AC/ML

Drawing Date: 8/14/2023

Project Number: 2211

Revisions:

Sheet Title:
PROPOSED
FLOOR PLANS

Sheet Number:

A2.1

Exhibit 5

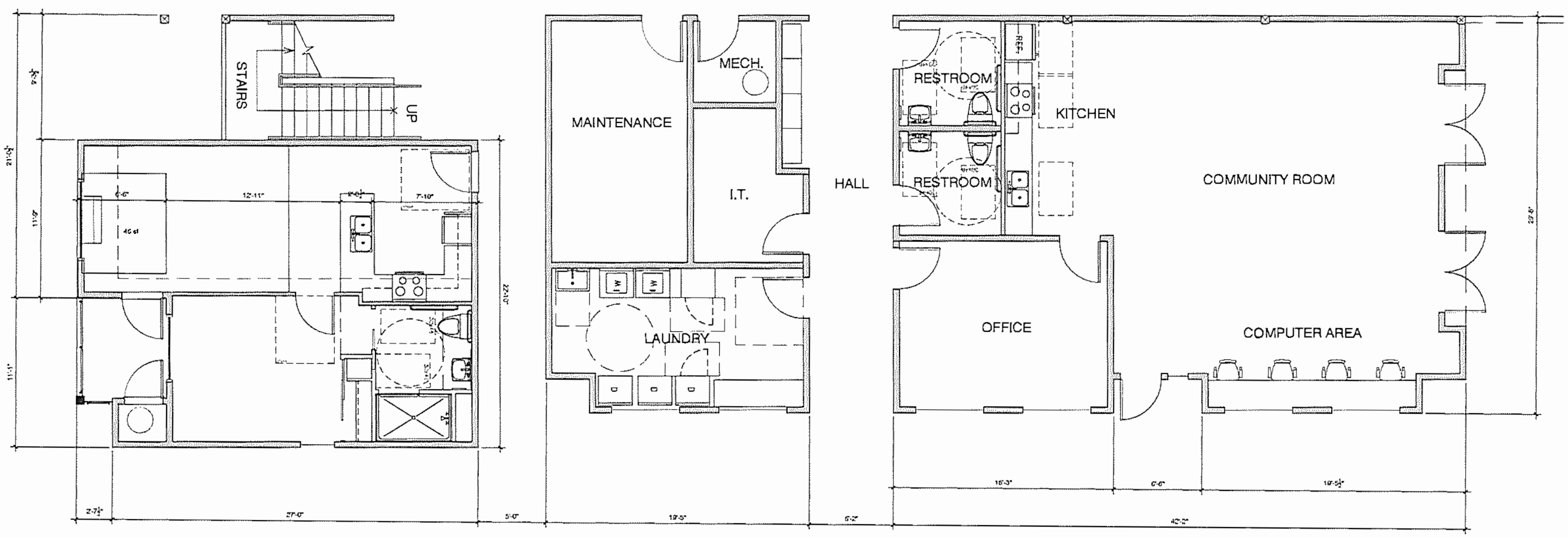
Project / Owner:

CHISPA
Senior Housing
Apartments

E. ALVIN DRIVE
SALINAS, CA

APN.: 261-661-011

NATURAL LIGHT & VENT CALC.						
	ROOMS	NET AREA (SF) MAX.	NAT. LIGHT REQUIRED	NAT. LIGHT PROVIDED	NAT. VENT REQUIRED	NAT. VENT PROVIDED
	BEDROOM	135	10.80SF	23 SF	5.40SF	8.4 SF
	LIVING/DINING/KITCHEN	280	22.40SF	23 SF (MIN)	11.20SF	28.4 SF (MIN)



NORTH

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

SCALE: 1/4" = 1'-0"

Exhibit 6

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: AC/ML

Drawing Date: 8/14/2023

Project Number: 2211

Revisions:

Sheet Title:
ENLARGED PLANS

Sheet Number:
A2.2

MATERIALS AND COLORS

1.	EXTERIOR WALL:	SAND FINISH STUCCO PAINT COLOR - SW 6127 (IVORE)
2.	EXTERIOR WALL:	SAND FINISH STUCCO PAINT COLOR - SW 6129 (RESTRAINED GOLD)
3.	EXTERIOR WALL:	VERTICAL FIBER CEMENT SIDING & TRIM PAINT COLOR - SW 2840 (HAMMERED SILVER)
4.	WOOD TRIM, WOOD FASCIA, GUTTERS, POST	PAINT COLOR - SW 6119 (ANTIQUE WHITE)
5.	DOORS	PAINT COLOR - SW 7746 (RUSHING RIVER)
6.	VINYL WINDOWS AND LOUVERS	WHITE

Project / Owner:

CHISPA Senior Housing Apartments

E. ALVIN DRIVE
SALINAS, CA

APN.: 261-661-011

EAST ELEVAITON

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

NORTH ELEVATION

SOUTH ELEVATION

Drawn By: AC/ML

Drawing Date: 8/14/2023

Project Number: 2211

Revisions:

WEST ELEVATION

Sheet Title: ELEVATIONS

Exhibit 7

ELEVATIONS

SCALE: 1/8" = 1'-0"

Sheet Number: A3.1

Project / Owner:

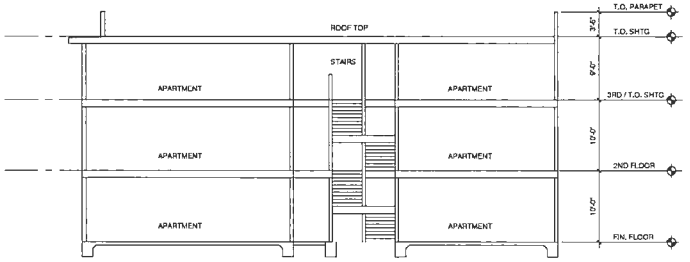
CHISPA
Senior Housing Apartments

E. ALVIN DRIVE
SALINAS, CA

APN.: 261-881-011

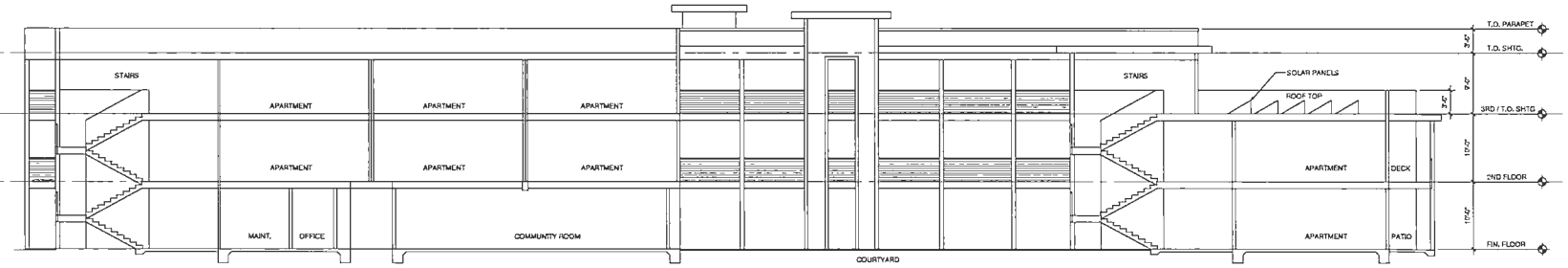
THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
256 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL info@pauldavispartnership.com



A CROSS SECTION

SCALE: 1/8" = 1'-0"



B LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"

Drawn By: AC/ML

Drawing Date: 8/14/2023

Project Number: 2211

Revisions:

Sheet Title:
BUILDING SECTIONS

Sheet Number:

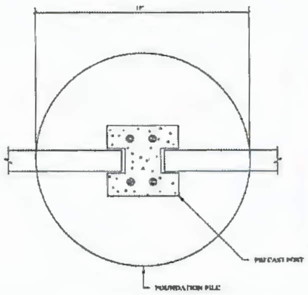
A4.1

Project / Owner:

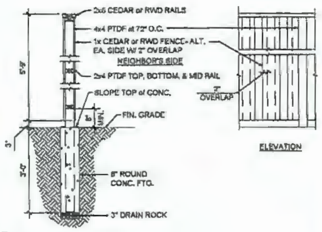
CHISPA
Senior Housing
Apartments

E. ALVIN DRIVE
SALINAS, CA

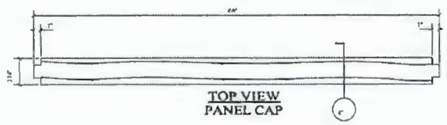
APN.: 261-661-011



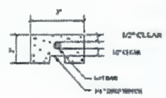
SECTION "B"
PLAN VIEW AT PILE



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

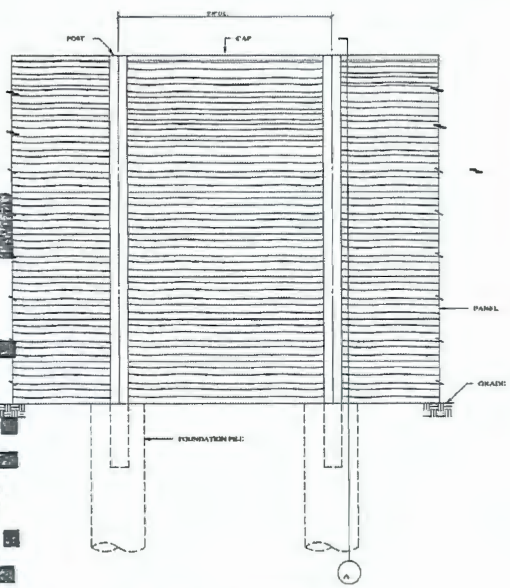


TOP VIEW
PANEL CAP

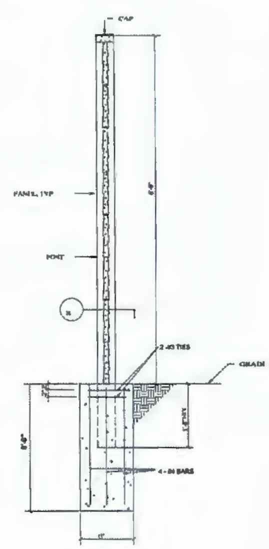


SECTION "C"

1 PHOTO OF EXISTING FENCE

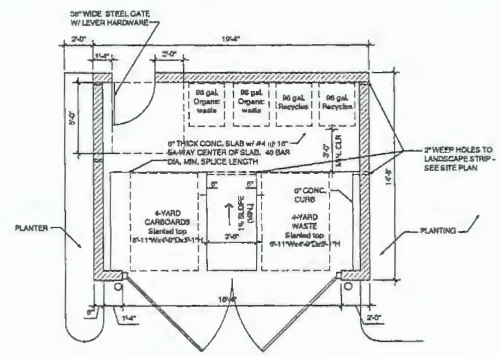


WALL ELEVATION

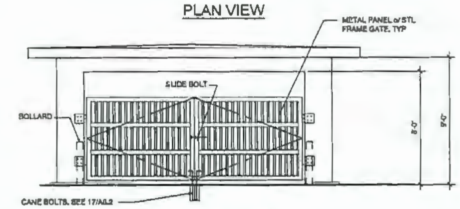


SECTION "A"

4 8' HIGH SOUND WALL
NOT TO SCALE



PLAN VIEW



FRONT ELEVATION
SEE A3.1 FOR MATERIALS AND COLORS

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

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: AC/ML
Drawing Date: 8/14/2023
Project Number: 2211

Revisions:

Sheet Title:
SITE DETAILS

Sheet Number:
A8.1

Exhibit 6

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
      MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
   B. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
6. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
   FEMA FIRM PANEL: 06053C0209C.

EARTHWORK AND AREA ESTIMATES

C = 1,100 CY

F = 1,100 CY

BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 0.85 AC (37,100 SQFT)

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   2.1. CLEARING AND STRIPPING
   2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   2.3. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE H/S/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON A FIELD SURVEY CONDUCTED ON JULY 14 AND JULY 21, 2022.
2. BENCHMARK: ½" REBAR & CAP DESIGNATED PT. #200 ELEVATION: 93.88' (NAVD88)
   ELEVATION WAS ESTABLISHED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
6. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL INVESTIGATION FOR PROPOSED SENIOR HOUSING APARTMENTS, 98 KIP DRIVE, SALINAS, CALIFORNIA, APN: 261-661-011-000,
   BY ROCK SOLID ENGINEERING, INC., DATED AUGUST 29, 2022, PROJECT NO. 22030
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL:
    12.1. 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.
    12.2. 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.
    12.3. 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.
13. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 3 FEET LATERALLY BEYOND ALL SHALLOW FOUNDATIONS AND 2 FEET BEYOND PAVEMENTS.
14. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
15. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
16. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
17. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
    - SOIL SHALL BE GRANULAR IN NATURE AND HAVE SUFFICIENT FINES TO ALLOW FOR EXCAVATION OF THE FOUNDATION TRENCHES.
    - SOIL SHALL HAVE AN EXPANSION POTENTIAL NOT GREATER THAN LOW (EI<20).
    - SOIL SHALL HAVE A SOLUBLE SULFATE CONTENT LESS THAN 150 PPM.
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

Symbol	Description
	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
	CENTER LINE
100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH-1	BORE HOLE / BORING LOCATION
+ 929.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
TS	TRAFFIC SIGNAL
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
	DOWNSPOUT PIPE
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
	UTILITY VAULT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
DW	DOMESTIC WATER
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TD	TRENCH DRAIN
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

SITE ADDRESS & APN

98 KIP DRIVE
SALINAS, CA 93906
APN: 261-661-011-000

ARCHITECT

THE PAUL DAVIS PARTNERSHIP, LLP
286 ELDORADO STREET
MONTEREY, CA 93940

TEL: (831) 373-2784

CIVIL ENGINEER/SURVEYOR

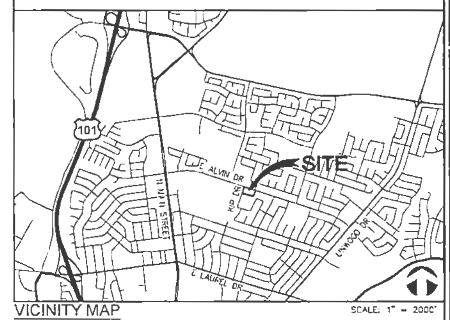
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649-5225

GEOTECHNICAL ENGINEER

ROCK SOLID ENGINEERING, INC
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076

TEL: (831) 724-5868



VICINITY MAP

SCALE: 1" = 2000'

CIVIL SHEET INDEX

C0.1 CIVIL COVER SHEET
C1.0 OVERALL SITE PLAN
C1.1 SITE GRADING, DRAINAGE, AND UTILITY PLAN
C1.2 SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.1 TEMPORARY WATER POLLUTION CONTROL (EROSION AND SEDIMENT CONTROL PLAN)
C3.1 STORMWATER MANAGEMENT PLAN

Civil Engineering
Land Surveying

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
ANDREW P. HUNTER
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	10/10/2022	ML	PLANNING SUBMITTAL
2	4/19/2023	ML	PLANNING SUBMITTAL #2
3	6/22/2023	ML	PLANNING SUBMITTAL #3
4	8/14/2023	ML	PLANNING SUBMITTAL #4

CHISPA - ST GEORGE'S

Salinas, California

APN: 261-661-011

COVER SHEET

SCALE:	NO SCALE
DRAWN:	ML
JOB NO.:	4546

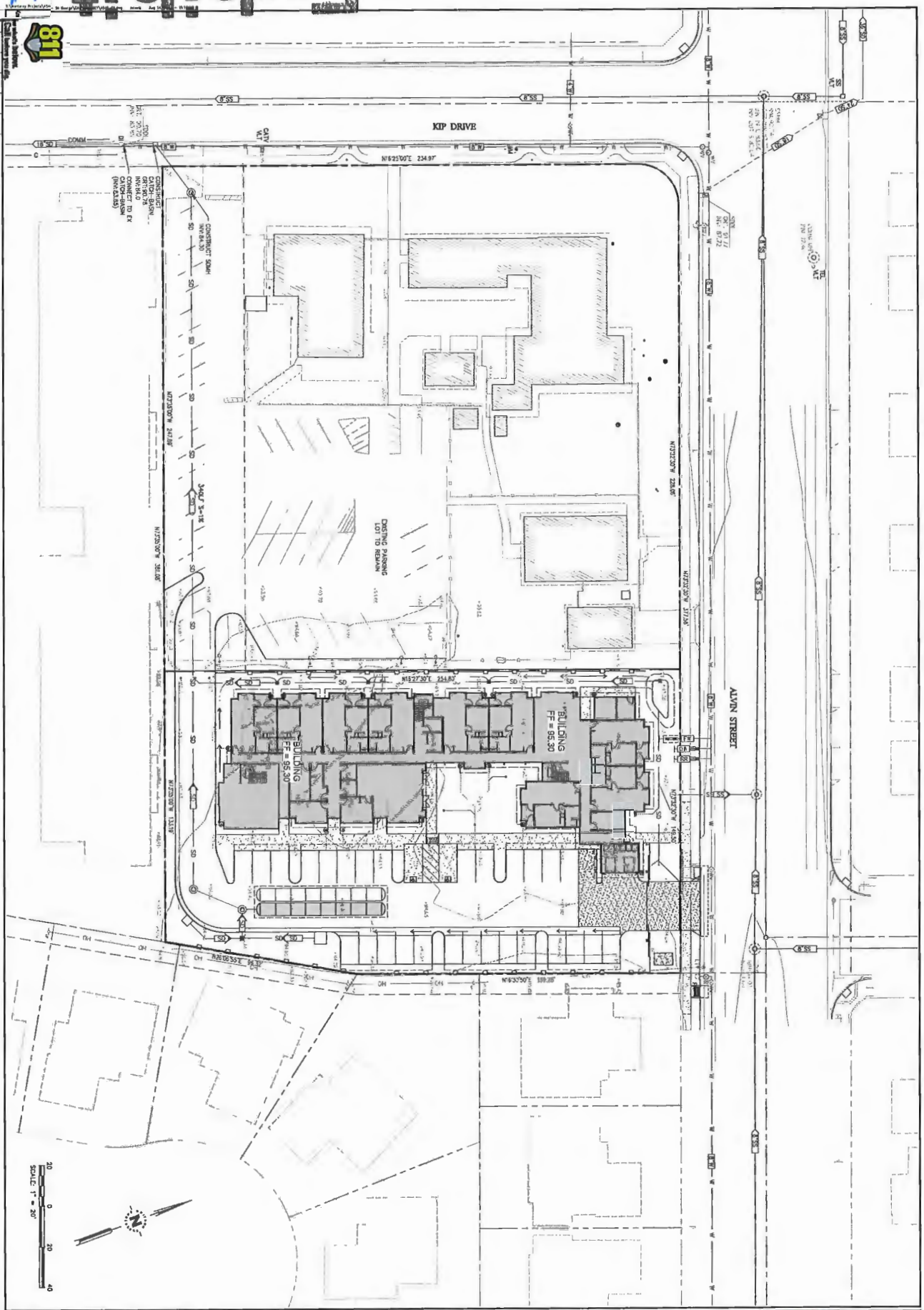
SHEET C0.1 OF 6

NOT FOR CONSTRUCTION

1 2 INCHES 3

Exhibit 10

Exhibit 11



SHEET C1.0 OF 6	JOB NO.: 4344	SCALE: 1"=20'
	DRAWN: ML	CHK'D:

CHISPA - ST GEORGE'S
Salinas, California

OVERALL SITE PLAN
APN: 261-661-011

SUBMITTAL / REVISION		
1	10/10/2022 ML	PLANNING SUBMITTAL
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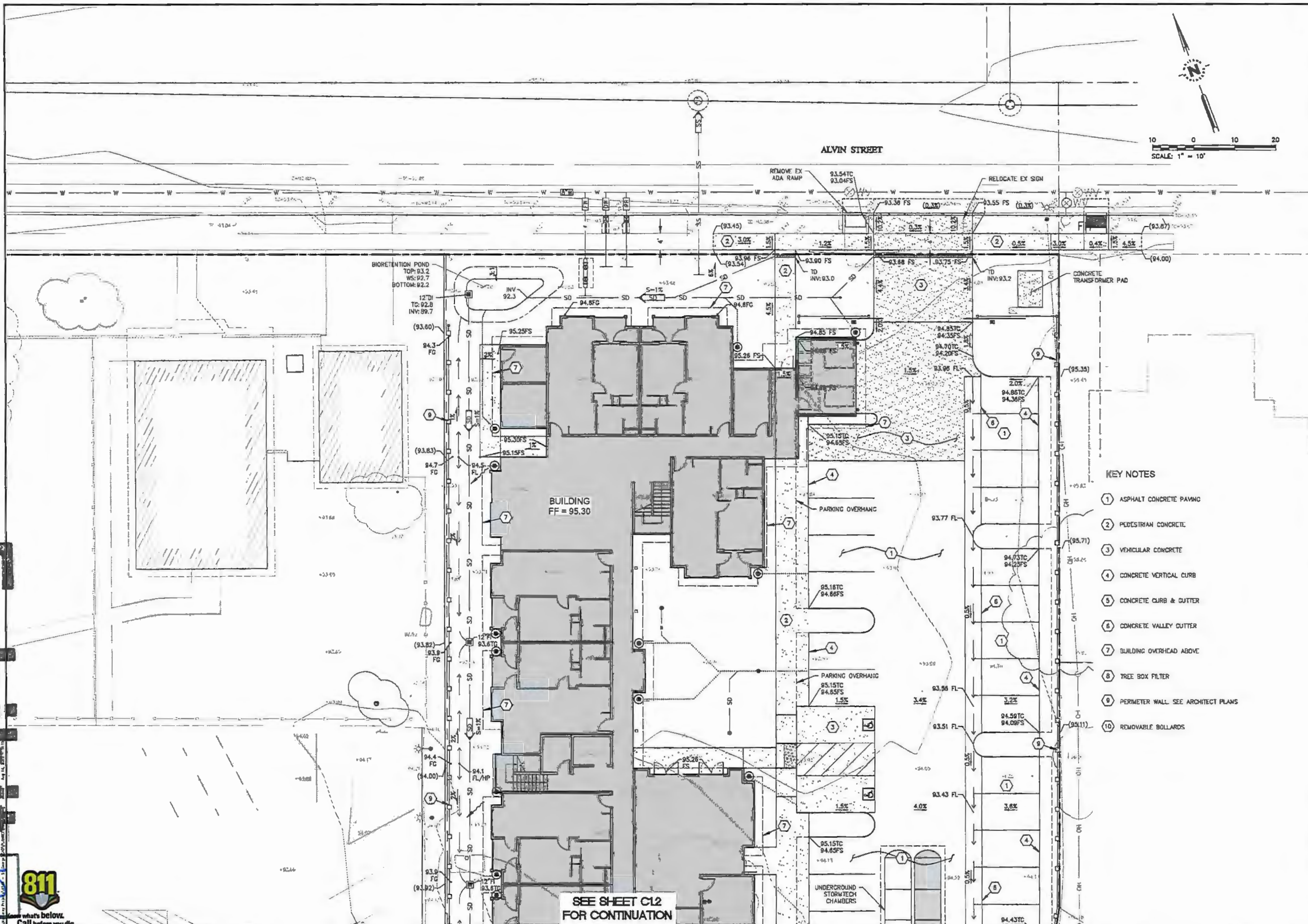
3	6/26/23 ML	PLANNING SUBMITTAL #3
4	8/14/2023 ML	PLANNING SUBMITTAL #4

REGISTERED PROFESSIONAL ENGINEER — JENSEN P. HUNTER — No. 67330 — CIVIL — STATE OF CALIFORNIA

Whitson ENGINEERS

Civil Engineering
Land Surveying
9 Hone Court
Monterey, California
831.649.3228
info@whitsonengineers.com

NOT FOR CONSTRUCTION



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SUBMITTAL / REVISION

1	10/10/2022	ML	PLANNING SUBMITTAL
2	4/19/2023	ML	PLANNING SUBMITTAL #2
3	6/21/23	ML	PLANNING SUBMITTAL #3
4	8/14/2023	ML	PLANNING SUBMITTAL #4

CHISPA - ST GEORGE'S

Salinas, California

GRADING, DRAINAGE AND UTILITY PLAN

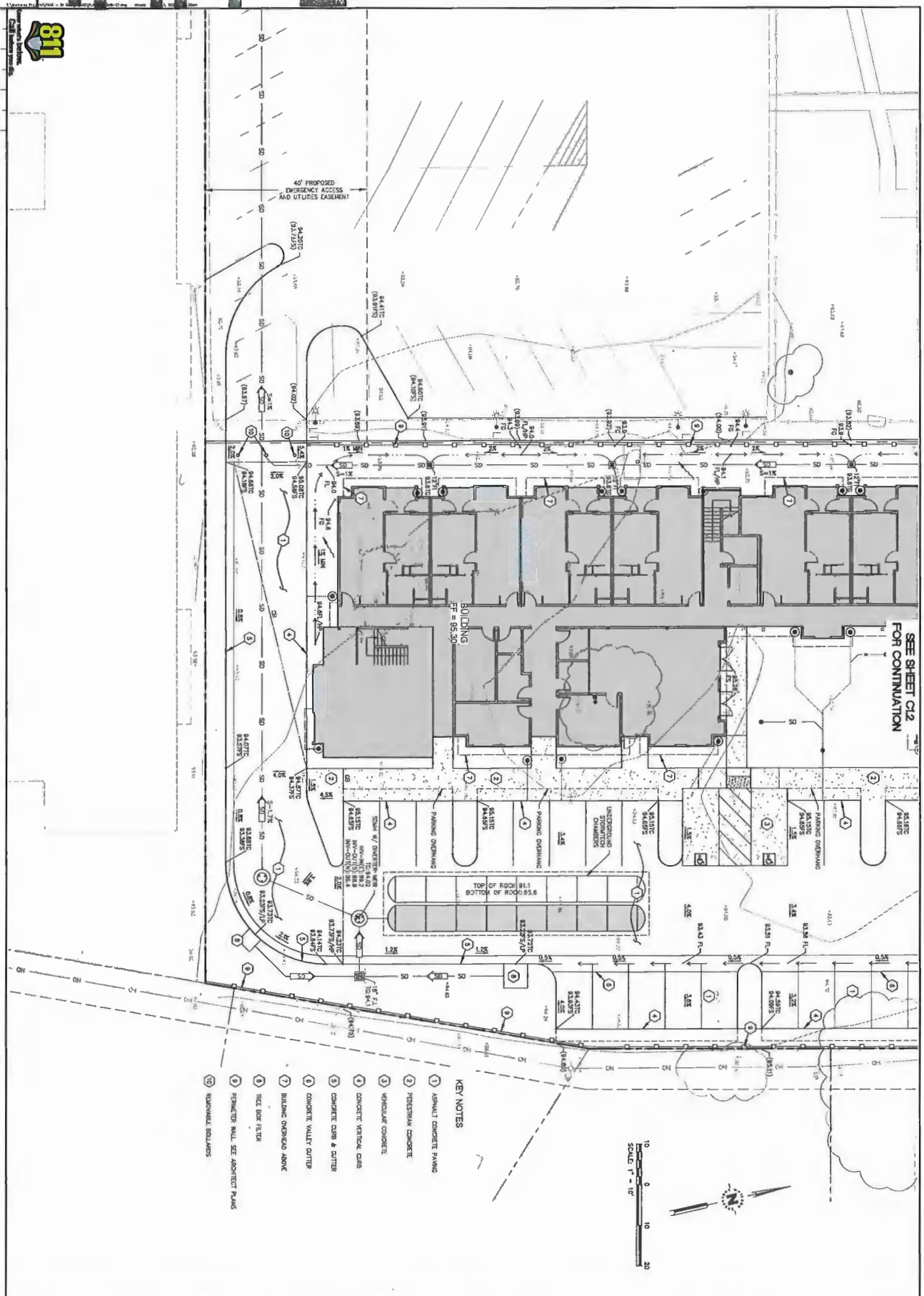
APN: 261-661-011

SCALE: 1"=10'
DRAWN: ML
JOB No.: 4546
SHEET C1.1 OF 6

NOT FOR CONSTRUCTION

Exhibit 12

Exhibit 13



SHEET	C1.2
OF	*
SCALE	1"=10'
DRAWN:	ML
JOB NO.:	4346

CHISPA - ST GEORGE'S
Salinas, California

GRADING, DRAINAGE AND UTILITY PLAN
APN: 261-661-011

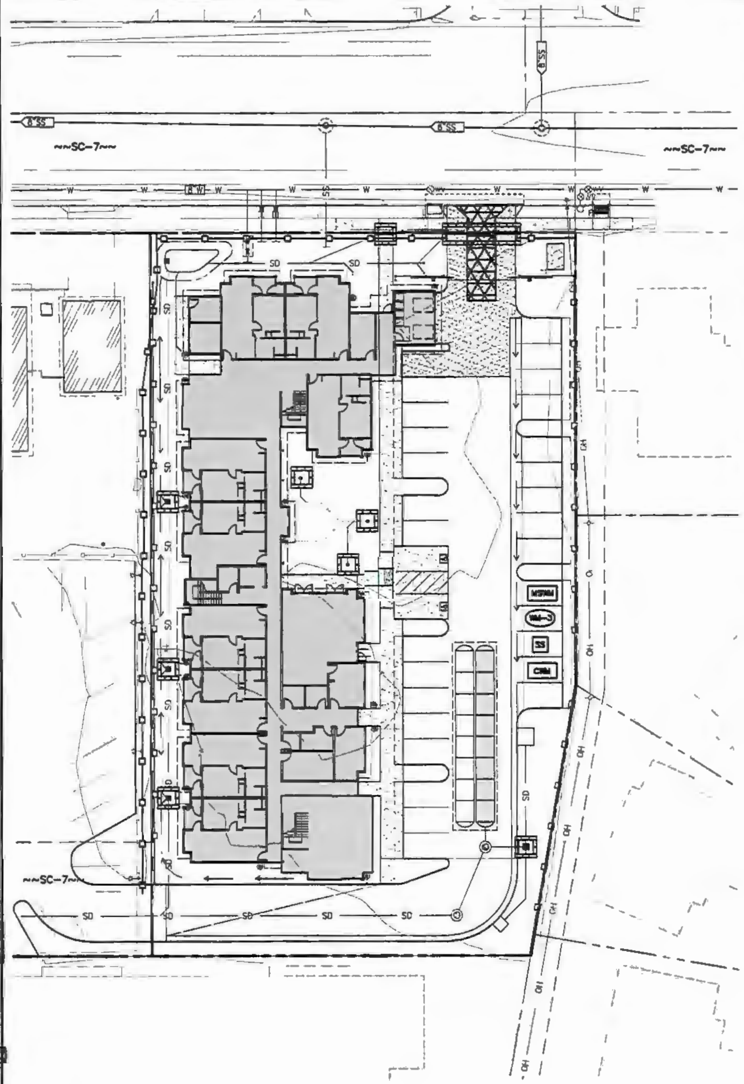
SUBMITAL / REVISION		
1	10/10/2022 ML	PLANNING SUBMITTAL
2	4/19/2023 ML	PLANNING SUBMITTAL #2
3	6/29/23 ML	PLANNING SUBMITTAL #3
4	8/14/2023 ML	PLANNING SUBMITTAL #4

REGISTERED PROFESSIONAL ENGINEER JENNIFER P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.3225
whitsonengineers.com

NOT FOR CONSTRUCTION



WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 0.85 AC.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATON) SHALL CONFORM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_Manual_June2011.pdf
   - 2.2 THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATON (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS
11. PROVIDE "TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
   - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
   - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

15. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE DISTRICT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE ENGINEER.
3. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   - A. WEEKLY, AND
   - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
   - GOOD HOUSEKEEPING;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.

20 0 20 40
SCALE: 1" = 20'

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T65	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 -	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER DISTRICT'S DIRECTION
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE

Civil Engineering
Land Surveying

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
ANDREA P. HUNTER
No. 67730
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	12/10/2022	JM	PLANNING SUBMITTAL
2	4/17/2023	JM	PLANNING SUBMITTAL #2
3	6/26/23	JM	PLANNING SUBMITTAL #3
4	9/14/2023	JM	PLANNING SUBMITTAL #4

CHISPA - ST GEORGE'S

Salinas, California

APN: 261-661-011

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

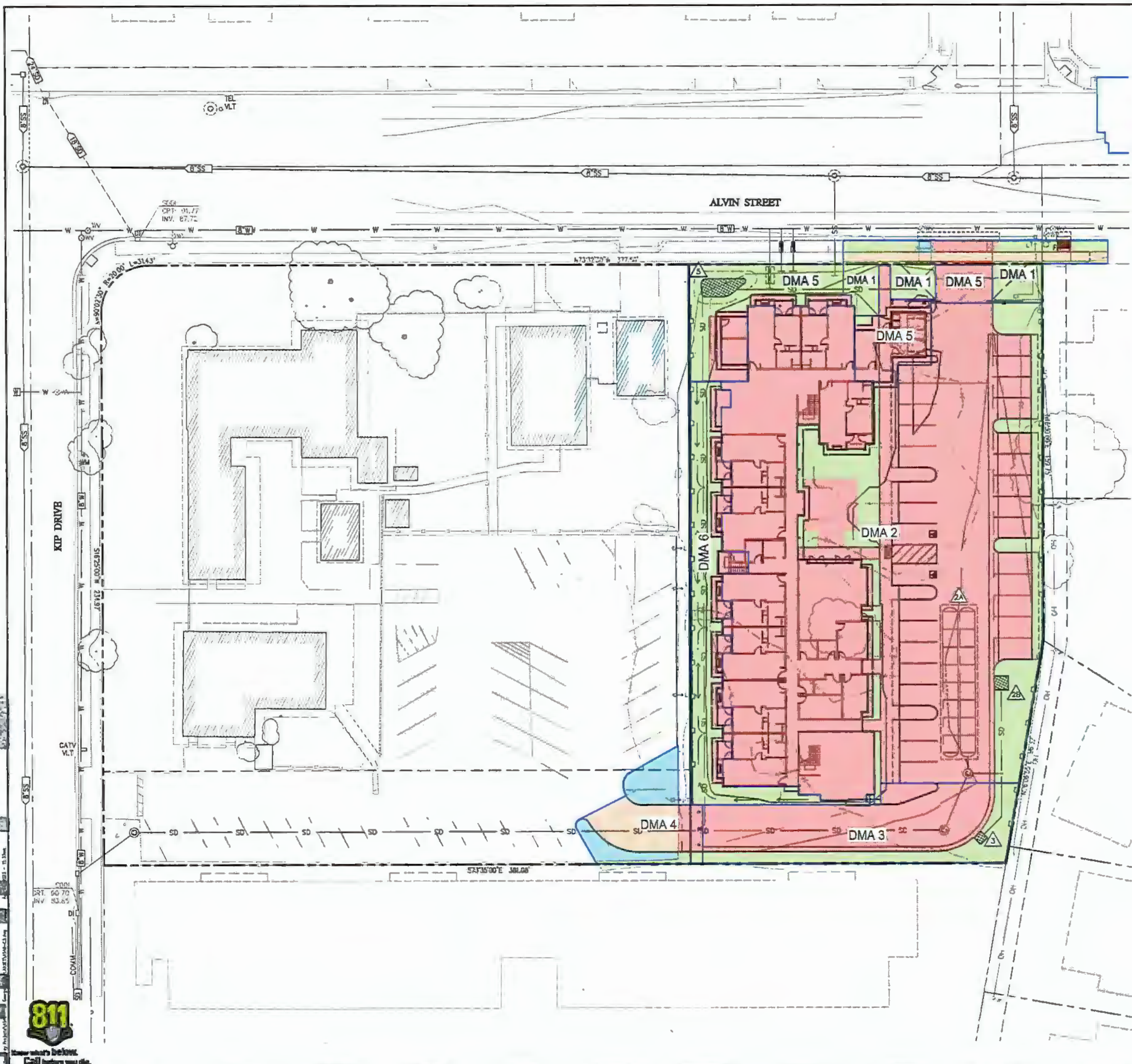
SCALE:	1"=20'
DRAWN:	ML
JOB No.:	4546
SHEET	C2.1 OF 6

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

1 2 INCHES 3

Exhibit 14



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)

Whitson ENGINEERS

Civil Engineering
Land Surveying

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

No.	Date	By	Description
1	10/10/2022	ML	PLANNING SUBMITTAL
2	4/19/23	ML	PLANNING SUBMITTAL #2
3	6/21/2023	ML	PLANNING SUBMITTAL #3
4	8/14/2023	ML	PLANNING SUBMITTAL #4

Salinas, California

APN: 261-661-011

CHISPA - ST GEORGE'S

STORMWATER CONTROL PLAN

SCALE: 1"=20'

DRAWN: ML

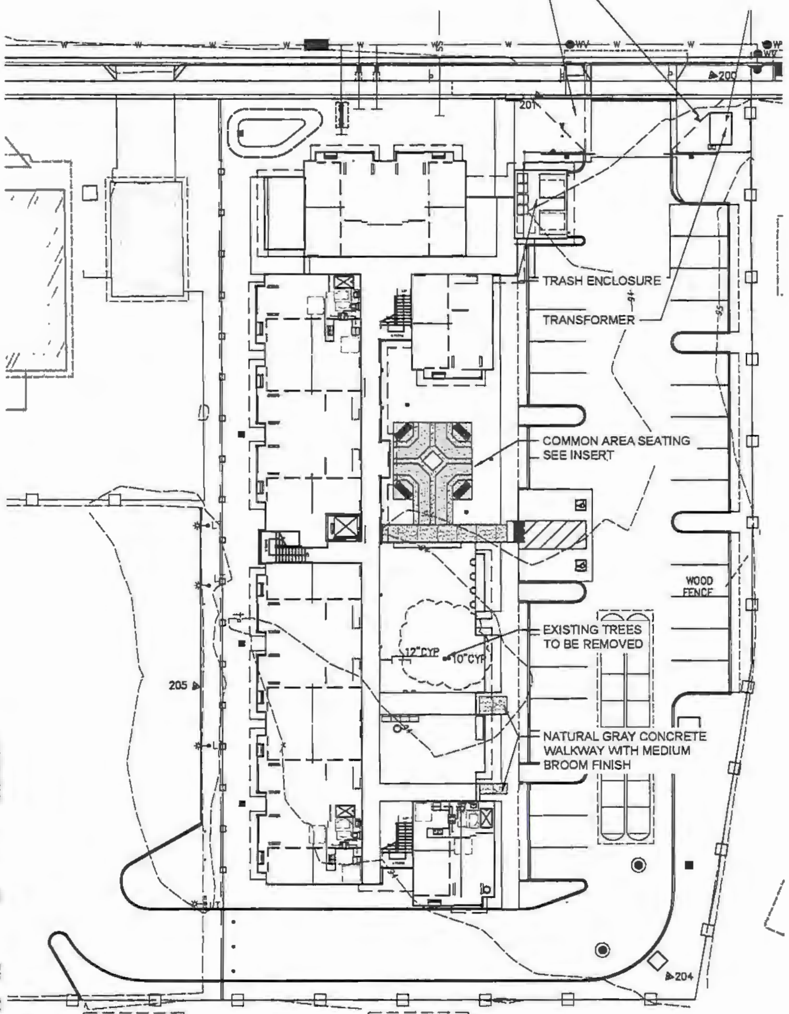
JOB No.: 4546

SHEET C3.1 OF 6

NOT FOR CONSTRUCTION

Exhibit 15

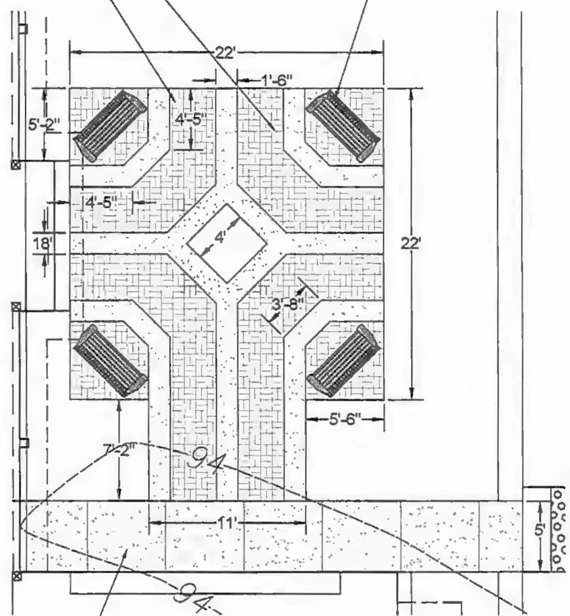
SIGHT VISIBILITY TRIANGLES: Within this area, nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height with the exception of trees with canopies no lower than six feet.



LANDSCAPE PLAN

NORTH

SCALE: 1/16" = 1'-0"



COMMON AREA INSERT

NORTH

SCALE: 1/4" = 1'-0"

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

mike@arnonelandscape.com 831.462.4988

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

REVISIONS

LANDSCAPE PLAN

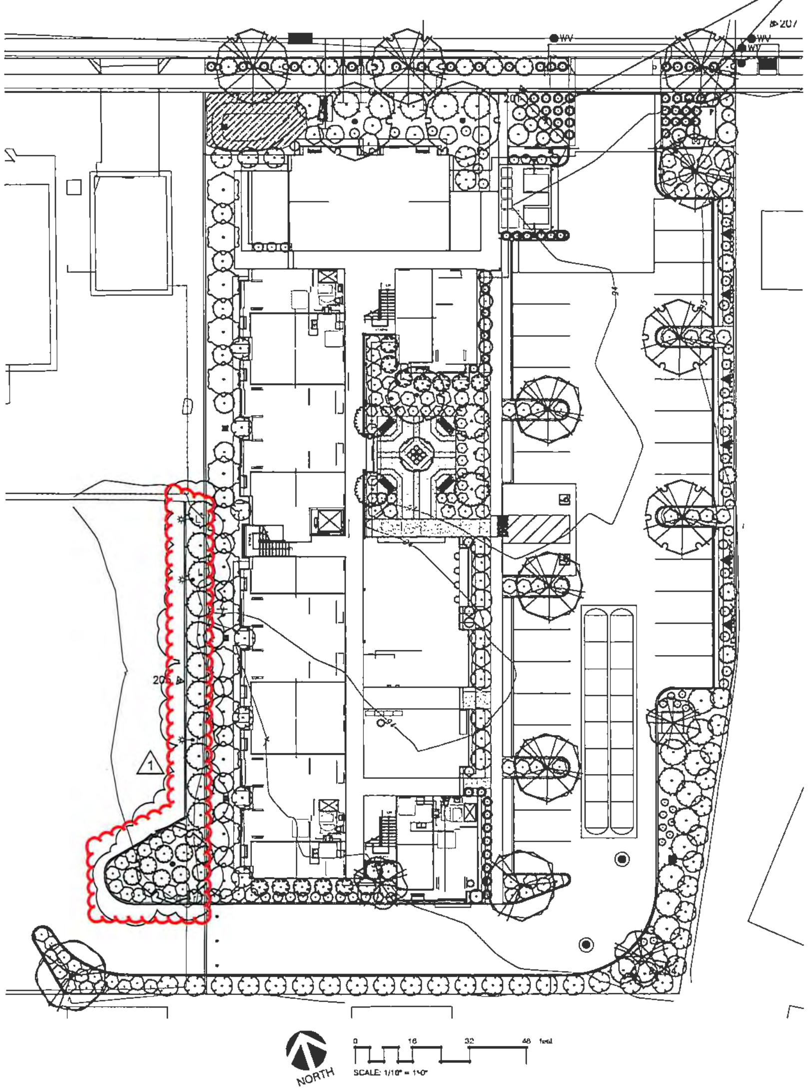
JOB NO.	202218
SCALE	as noted
DRAWN	MA
CHECK	
DATE	8.14.2023

SHEET L-1.0

Exhibit 16

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

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



PLANT SCHEDULE

2023-08.14

TREES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WATER USE
	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal		3	Low
	Cercis canadensis / Eastern Redbud	15 gal		3	Medium
	Citrus x limon 'Improved Meyer' / Improved Meyer Lemon	15 gal		1	Medium
	Citrus x sinensis 'Dwarf Washington' / Dwarf Washington Navel Orange	15 gal		4	Medium
	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal		1	Low
	Lagerstroemia indica x fauriei 'Zuni' / Zuni Crape Myrtle	15 gal		1	Low
	Olea europaea / Olive Multi-Trunk	15 gal		1	Low
	Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal		3	Medium
	Pyrus calleryana 'Aristocrat' / Aristocrat Callery Pear	15 gal		8	Medium
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY	WATER USE
	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	5 gal		31	Low
	Buxus x 'Green Mountain' / Green Mountain Boxwood	5 gal		22	Medium
	Ceanothus maritimus 'Valley Violet' / Maritime Ceanothus	5 gal		20	Low
	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	5 gal		91	Low
	Correa x 'Carmine Bells' / Carmine Bells Australian Fuchsia	5 gal		11	Low
	Dietes iridioides / Fortnight Lily	5 gal		49	Low
	Loropetalum chinense rubrum 'Plum Delight' TM / Purple Leaf Fringe Flower	5 gal		20	Low
	Myrica californica 'Buddha' / Pacific Wax Myrtle	5 gal		14	Low
	Pittosporum tenuifolium 'Marjorie Channon' / Marjorie Channon Tawhiwhi	5 gal		48	Medium
	Pittosporum tobira 'Cream de Mint' TM / Cream de Mint Mock Orange	5 gal		18	Low
	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal		12	Low
GRASSES	BOTANICAL / COMMON NAME	CONT		QTY	WATER USE
	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 gal		61	Low
	Sesleria x 'Greenlee' / Greenlee Moor Grass	1 gal		8	Medium
PERENNIALS	BOTANICAL / COMMON NAME	CONT		QTY	WATER USE
	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal		15	Low
VINES	BOTANICAL / COMMON NAME	CONT		QTY	WATER USE
	Bougainvillea x 'Oh My My' / Oh My My Bougainvillea	5 gal		6	Low
	Ficus pumila / Creeping Fig	5 gal		2	Medium
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WATER USE
	Juncus patens / California Gray Rush	1 GAL	30" o.c.	48	Low

REVISIONS	
1 8.14.23	additional planting

PLANTING PLAN

JOB NO. 202218
SCALE 1/16 = 1' - 0"
DRAWN MA
CHECK
DATE 8.14.2023

SHEET L-2.0

Exhibit 17

TREES

Arbutus x 'Marina'
Marina Strawberry Tree Standard

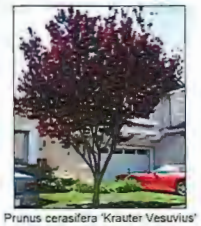
Citrus x limon 'Improved Meyer'
Improved Meyer Lemon

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

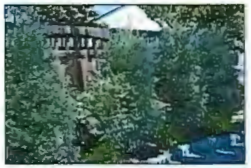
Cistus salvifolius 'Prostratus'
Sageleaf Rockrose

Correa x 'Carmine Bells'
Carmine Bells Australian Fuchsia

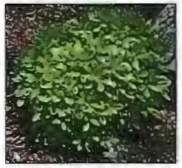
Loropetalum chinense rubrum 'Plum Delight'
Purple Leaf Fringe Flower

SHRUBS

Myrica californica 'Buxifolia'
Pacific Wax Myrtle



Pittosporum tenuifolium 'Marjorie Channon'
Marjorie Channon Tawhiwhi



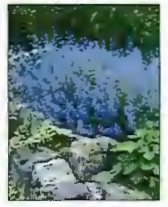
Pittosporum tobira 'Shima' TM
Cream de Mint Mock Orange

Westringia fruticosa 'Morning Light'
Morning Light Coast Rosemary

PERENNIALS

Dietes iridioides
Fortnight Lily

Iris douglasiana 'Pacific Coast Hybrids'
Pacific Coast Hybrid Iris



Nepeta x faassenii 'Blue Wonder'
Catmint

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

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

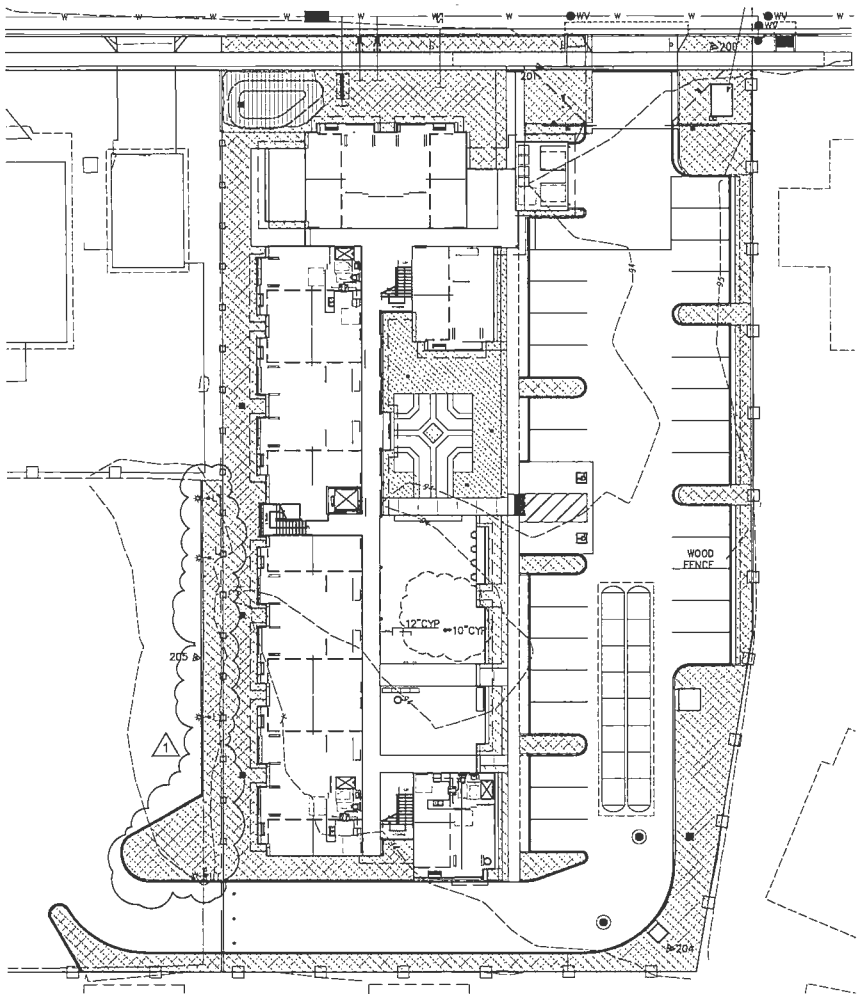
REVISIONS

PLANT IMAGES

JOB NO.	202218
SCALE	not to scale
DRAWN	MA
CHECK	
DATE	8.14.2023

SHEET L-2.1

Exhibit 181



NORTH

SCALE: 1/16" = 1'-0"

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.
	TOTAL LANDSCAPE AREA	11,501 s.f.

EXHIBIT C

19

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)
	Total Landscape Area	11,501.00
Results:		
(ETo) x (0.62) x [(0.55 xLA) + (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)
Results:		
MAWA = [(ETo - Eppt) x (0.62)] 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-Eppt) 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
		SLA		0		0
			Sum	11,501		

Results				
MAWA =	139,605	ETWU=	106,107Gallons 14,184Cubic Feet 142HCF 0Acre-feet 0Millions of Gallons	ETWU complies with MAWA

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

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

REVISIONS	
⚠ 8.14.23	additional planting

HYDROZONE MAP WATER USE CALCULATIONS

JOB NO. 202218
SCALE 1/16 = 1' - 0"
DRAWN MA
CHECK
DATE 8.14.2023

SHEET L-3.0

EXHIBIT A

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: ¾" 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).

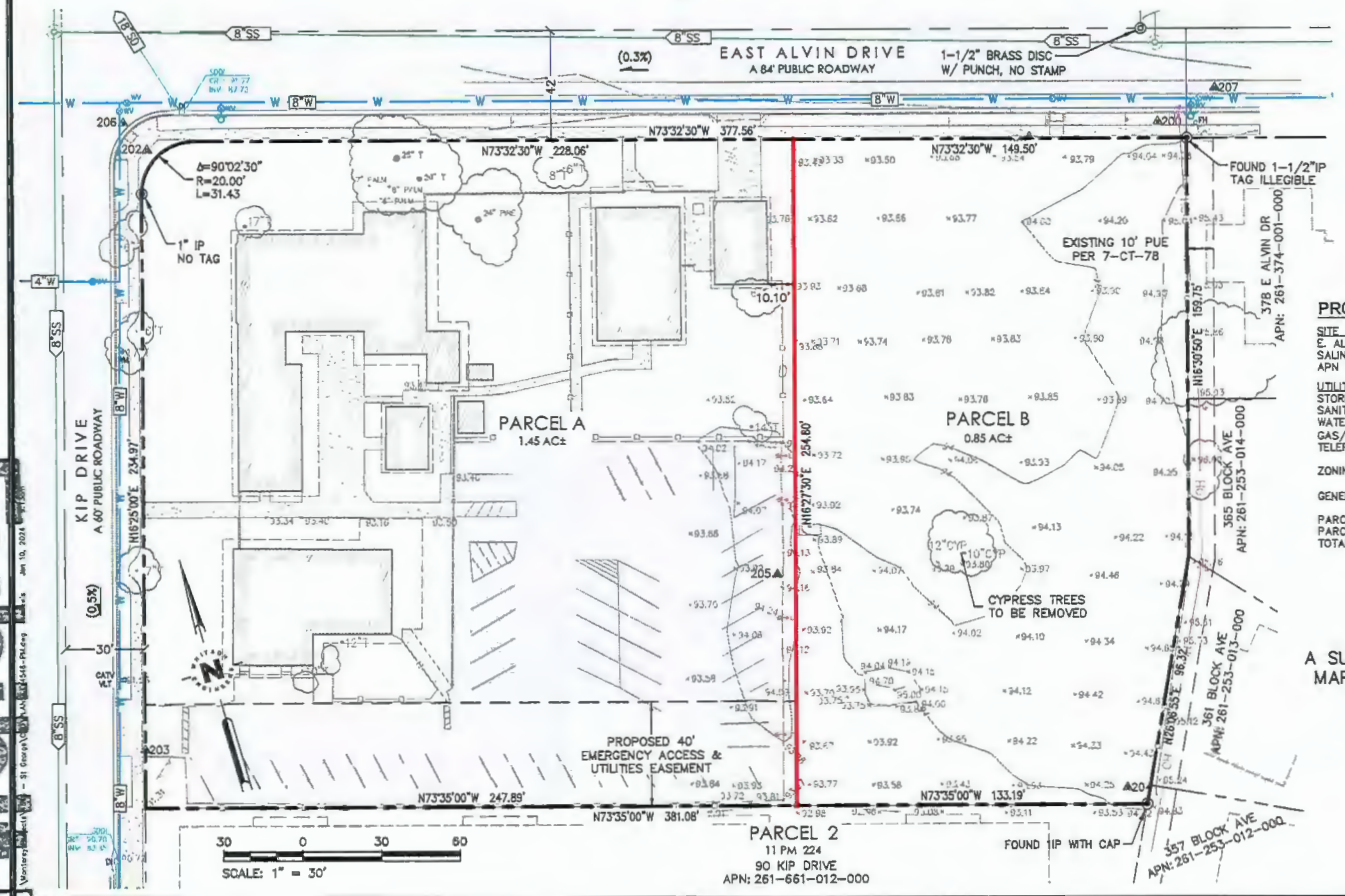
LEGEND

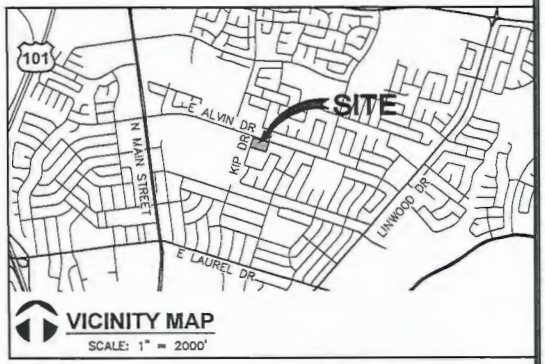
- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTROL POINT
- BENCHMARK
- FOUND IRON PIPE, AS NOTED
- SPOT GRADE
- TREE
- TREE DRIPLINE
- FIRE HYDRANT
- FENCE
- SIGN
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY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

EXISTING EASEMENT NOTES:

EASEMENTS OF RECORD AS IDENTIFIED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4408-5877183, DATED OCTOBER 4, 2022, EXCEPTIONS AND EXCLUSIONS:

EXCEPTIONS 1. THROUGH 4. NOT EASEMENT INTERESTS
5. EASEMENTS OVER EXISTING ROADS, PIPELINES - NONE KNOWN, EXCEPT AS SHOWN
6. POLE LINE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
7. NOT AN EASEMENT INTEREST
8. PG&E EASEMENT - NOT PLOTTABLE
9. NOT AN EASEMENT INTEREST
10. PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
11. PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
12. TELEPHONE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
13. THROUGH 19. NOT EASEMENT INTERESTS





VICINITY MAP
SCALE: 1" = 2000'

PROJECT DATA

SITE ADDRESS:
E. ALVIN DRIVE
SALINAS, CA 93905
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

SHEET 1 OF 1

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
LOCATION: 98 Kip Drive
APPLICANT: CHISPA
ENGINEER: Whitson Engineers

DATE: 8/28/2023
PLANNER: Thomas Whiles
REVIEWER: Adriana Robles, PE, CFM
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.

Exhibit 21

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:	**98 Kip Dr**	*Permit #:*	**Estimate Only**
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

1. STREET TREE FEE				2304.00.0000-56.5110
149	Street Frontage (LF)	multiplier (per 60' frontage):	$ 1,013.20	
TOTAL STREET TREE FEE DUE:			$ 1,013.20	
2. PUBLIC UTILITY IMPACT FEE				
		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
3. TRAFFIC IMPACT FEE				
7	Trip Rate Per Proposed Unit(s)	Total Proposed Trips:	252	
0	Trip Credits	Net Trips:	252	*Location:*
		Fee Per Trip:	$ 451.00	Existing City Streets
TOTAL TRAFFIC IMPACT FEE DUE:			$ 113,652.00	2306.00.0000-56.5150
4. REGIONAL DEVELOPMENT IMPACT FEE				*Per attached TAMC worksheet.*
Fee assessed by the Transportation Agency for Monterey County			$ 28,777.13	8809.81.8157-57.8640

5. PUBLIC FACILITIES IMPACT FEES

SENIOR UNIT FEE SCHEDULE

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

TOTAL DEVELOPMENT FEES DUE:	**$ 348,066.33**

Effective: July 1, 2022 *Valid through: June 30, 2023*

Estimate prepared by: AR
Z:\ENGINEERING PW\Plan Review\Javier\Survey\98 Kip Dr - RS2022-006\98 KIP DIF Estimate 230810

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

Subtotal:		$52,901.62
Apply discount:	45.60%	$24,124.50
Apply credits:		$0.00
Total Regional Fee:		**$28,777.13**

City of Salinas
DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California
Phone: (831) 758-7251 • 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.

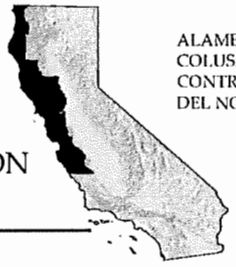
CITY OF SALINAS

Adriana Robles

Adriana Robles, PE, CFM
City Engineer

Exhibit 22

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, 2nd 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,

Bryan Much
Coordinator

SANTA YNEZ CHUMASH
TRIBAL ELDER'S COUNCIL
TO PROTECT AND PRESERVE TRIBAL ANCESTRY, TRADITIONS AND CULTURE

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 Resubdivison 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

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

Exhibit 25

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%
TOTAL	**36**			

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
3EEB339FG570416...

7/13/2023 | 2:08 PM PDT

Joan Dresser — Date
Rector Wardens and Vestrymen
of St. George's Parish (Owner)

DocuSigned by:
Dana Cleary
3:117E695CC4D4B3...

7/13/2023 | 9:58 AM PDT

Dana Cleary, Director of Real Estate Development — Date
CHISPA, Inc. (Developer)

DocuSigned by:
Rod Powell
D07AB3E93D49464...

7/18/2023 | 9:07 PM PDT

Rod Powell, Acting Assistant Director — Date
Community Development Department

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)

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

Exhibit 26

THE
PAUL DAVIS
PARTNERSHIP, LLP
ARCHITECTS & PLANNERS

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.

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

Exhibit 27

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

ROCK SOLID ENGINEERING, INC.
Geotechnical and Coastal Engineering • Soil Reports • Site Assessments • Expert Witness • Manufactured Homes

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

1100 Main Street, Suite A, Watsonville, California 95076 • (831) 724-5868 • Email: office@rocksolidengineers.com

Exhibit 28

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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   - 1.2 Proposed Development 1
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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).

Table 1: 2019 CBC Seismic Design Criteria

Site Class	Seismic Design Category	Spectral Response Accelerations							
		S_S	S_1	F_A	F_V	S_{MS}	S_{M1}	S_{DS}	S_{D1}
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_v shall be used only for calculation of T_s.
**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 ½ 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.

Table 2: Lateral Earth Pressures

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

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.

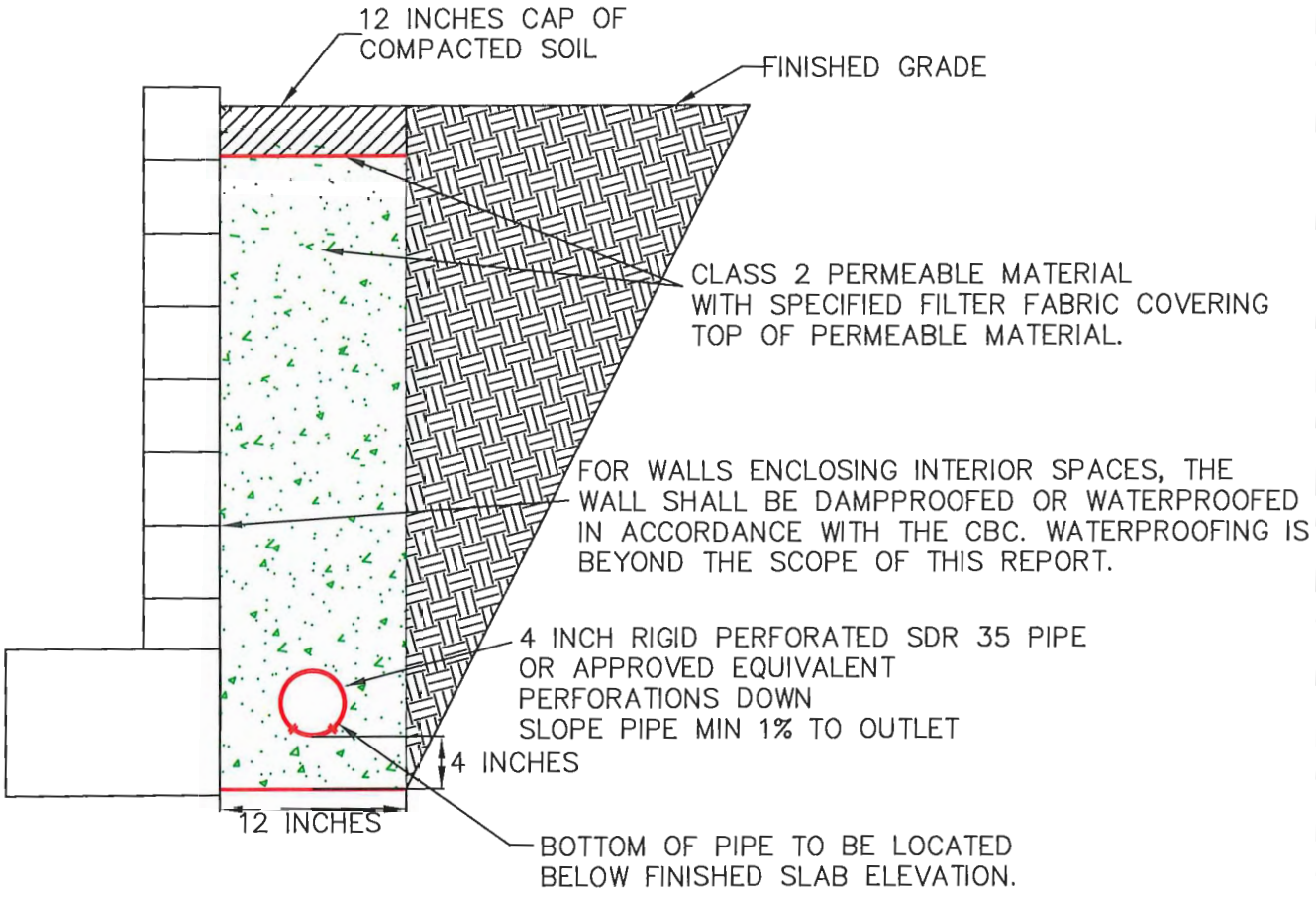
d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with ASTM D-1557.

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.



ROCK SOLID ENGINEERING, INC.	RETAINING WALL BACKDRAIN CONFIGURATION	FIGURE 2

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.

PRELIMINARY PAVEMENT SECTIONS				
			Class II Baserock (inches)	
R-Value	Traffic Index	A/C (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**.

ROCK SOLID ENGINEERING, INC.	**BORING LOCATION PLAN** 98 Kip Drive, Salinas	FIGURE A-1

KEY TO LOGS

UNIFIED SOIL CLASSIFICATION SYSTEM				
PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More than half of the material is larger than the No. 200 sieve	GRAVELS 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
	SANDS 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
FINE GRAINED SOILS More than half of the material is smaller than the No. 200 sieve	SILTS AND CLAYS 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
	SILTS AND CLAYS Liquid limit greater than 50		MH	Inorganic silts, micaceous or diatomacaceous 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	Location:	Southwest Corner of Site
	Salinas, California	Elevation:	
Date:	June 17, 2022	Method of Drilling:	Truck Mounted Drill Rig
Logged By:	JDB		6 in. Solid Stem Auger, 140 lb. Hammer

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Statie Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear φ °	Miscellaneous Laboratory Testing
	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			
10				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Medium Plastic to Plastic. Fine Grained Sand. Black Lenses.	22		18.5				
15				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Plastic. Fine Grained Sand.	22	101.9	23.7	126.1			
20				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											

ROCK SOLID ENGINEERING, INC.

FIGURE A-3

LOG OF EXPLORATORY BORING

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

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear ϕ °	Miscellaneous Laboratory Testing
	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, Slighly 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				
25				Boring Terminated @ 21.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							

LOG OF EXPLORATORY BORING

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

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear φ °	Miscellaneous Laboratory Testing
	CL			Yellowish Brown Sandy CLAY. Moist, Hard, Plastic. Fine to Coarse Grained Sand. Holes, Roots.	58	117.3	6.4	124.8			51% Fines
				Material Consistent.	15 50/5"		7.5				
5				Material Consistent. Micaceous.	13 50/6"	120.8	11.8	135.1			
10				Olive Brown Sandy CLAY. Moist, Very Stiff, Plastic. Fine to Coarse Grained Sand. Blocky.	27		17.2				
15				Yellowish Brown Sandy CLAY. Moist, Firm, Medium Plastic. Fine Grained Sand.	7		22.8				
				Boring Terminated @ 16.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
20											
25											

ROCK SOLID ENGINEERING, INC.

FIGURE A-5

LOG OF EXPLORATORY BORING

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

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear φ °	Miscellaneous Laboratory Testing
	CL			Dark Grayish Brown Sandy CLAY. Moist, Hard, Medium Plastic. Fine to Coarse Grained Sand.	48	105.1	6.2 22.6	111.6			58% Fines E.I.=43
				Olive Brown Sandy CLAY. Moist, Very Stiff, Medium Plastic Fine to Coarse Grained Sand. Arkosic.	29		9.6				
5				Yellowish Brown Sandy CLAY. Moist, Hard, Slightly Plastic. Fine to Coarse Grained Sand.	50/6"	108.3	8.0	117.0			Sulfate
10				Yellowish Brown and White Sandy CLAY. Moist, Hard, Plastic. Fine to Medium Grained Sand. White Lenses.	36		17.4				
15				Yellowish Brown Sandy CLAY. Moist, Stiff, Medium Plastic. Fine Grained Sand.	11		21.8				
				Boring Terminated @ 16.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
20											
25											

ROCK SOLID ENGINEERING, INC.

FIGURE A-6

LOG OF EXPLORATORY BORING

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

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear φ °	Miscellaneous Laboratory Testing
				Abandoned Pipe at Surface.							
	CL		X	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
			X	Yellowish Brown Sandy CLAY. Moist, Very Stiff, Medium Plastic. Fine Grained Sand.	17		11.9				
5			X	Material Consistent. Very Stiff. Fine to Coarse Grained Sand.	32		15.3				
10			X	Olive Brown Sandy CLAY. Moist, Hard, Plastic. Fine Grained Sand. Black Blocky.	47	104.6	22.6	128.3			
15	MH		X	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	Location:	Northeast Corner of Site
	Salinas, California	Elevation:	
Date:	June 17, 2022	Method of Drilling:	Truck Mounted Drill Rig
Logged By:	JDB		6 in. Solid Stem Auger, 140 lb. Hammer

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear c (psf)	Direct Shear ϕ °	Miscellaneous Laboratory Testing
	CL			Brown Sandy CLAY. Moist, Hard, Slightly Plastic. Fine to Coarse Grained Sand.	20 50$^{6"}$	113.1	5.2	119.0			R-Value=15
				Material Consistent. Yellowish Brown.	57		6.9				
5				Material Consisten. Very Stiff.	22		7.7				
10				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Plastic. Fine Grained Sand.	20		20.1				
15				Yellowish Brown Sandy CLAY. Moist, Very Stiff, Plastic. Fine Grained Sand.	27		20.6				
				Boring Terminated @ 16.5 Feet Groundwater Not Encountered Boring Backfilled With Cuttings							
20											
25											

ROCK SOLID ENGINEERING, INC.

FIGURE A-8

LOG OF EXPLORATORY BORING

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

2" DIA Sample | 2.5" DIA Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

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

SUMMARY OF LABORATORY TEST RESULTS

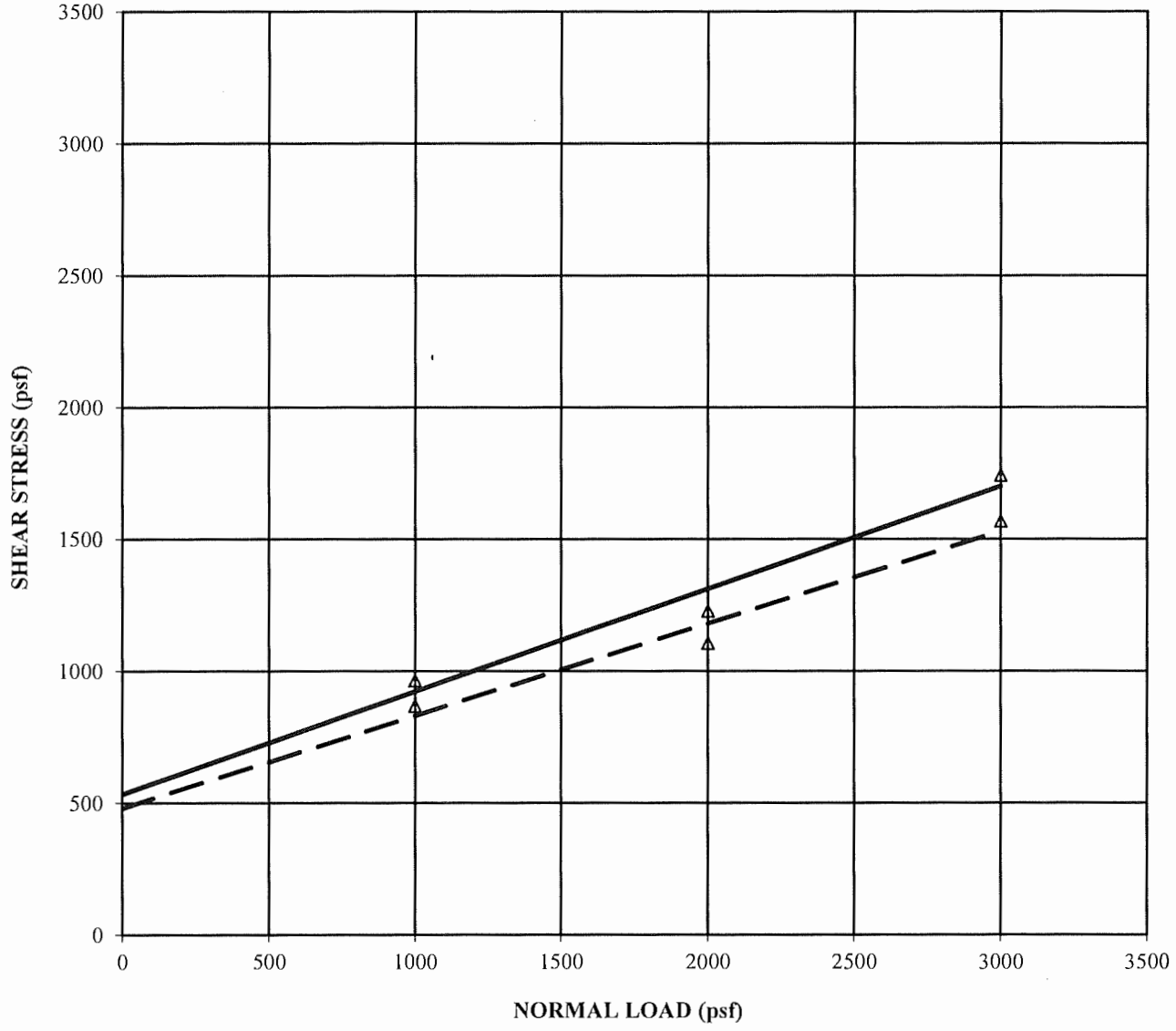
BORING	DEPTH	SOIL TYPE	IN-SITU			DIRECT SHEAR		GRAIN SIZE (%)				EXPANSION INDEX	SOLUBLE SULFATES (ppm)
			DRY DENSITY (pcf)	MOISTURE CONTENT (%)	WET DENSITY (pcf)	COHESION (psf) (PEAK)	FRICTION ANGLE (PEAK)	GRAVEL	SAND	SILT	CLAY		
B1	1.0	CL		6.4									7
B1	2.5	CL		9.6						55			
B1	5.0	CL	123.6	11.8	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)	FRICTION 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									

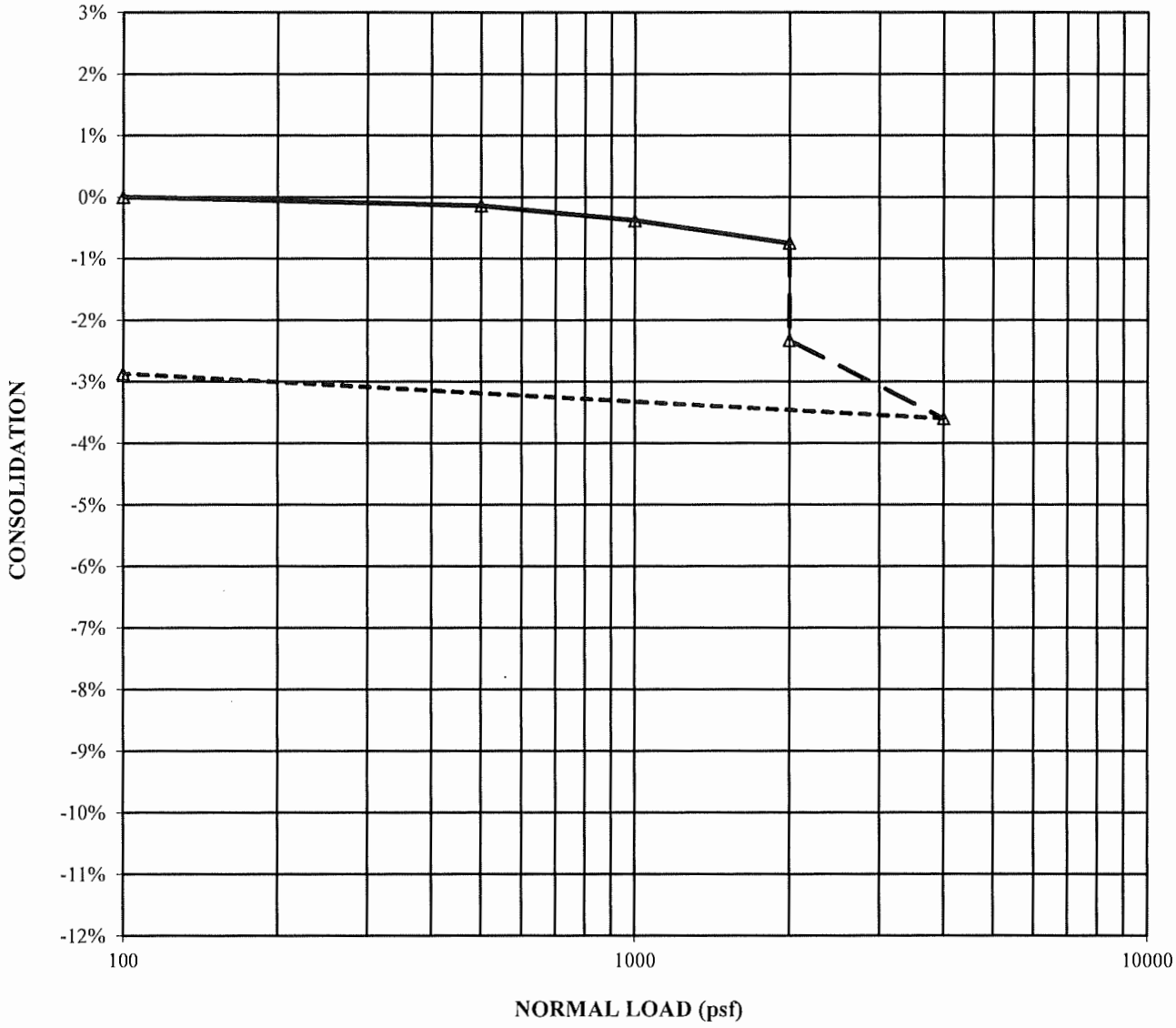
BORING:	B5		COHESION	FRICTION
DEPTH (ft):	1.0		(psf)	ANGLE
SOIL TYPE (USCS):	CL	PEAK	530	21
		RESIDUAL	470	19

TEST SAMPLE TYPE:	FIELD MOISTURE:	8.4%
IN-SITU (SATURATED)	SATURATED MOIST:	17.8%



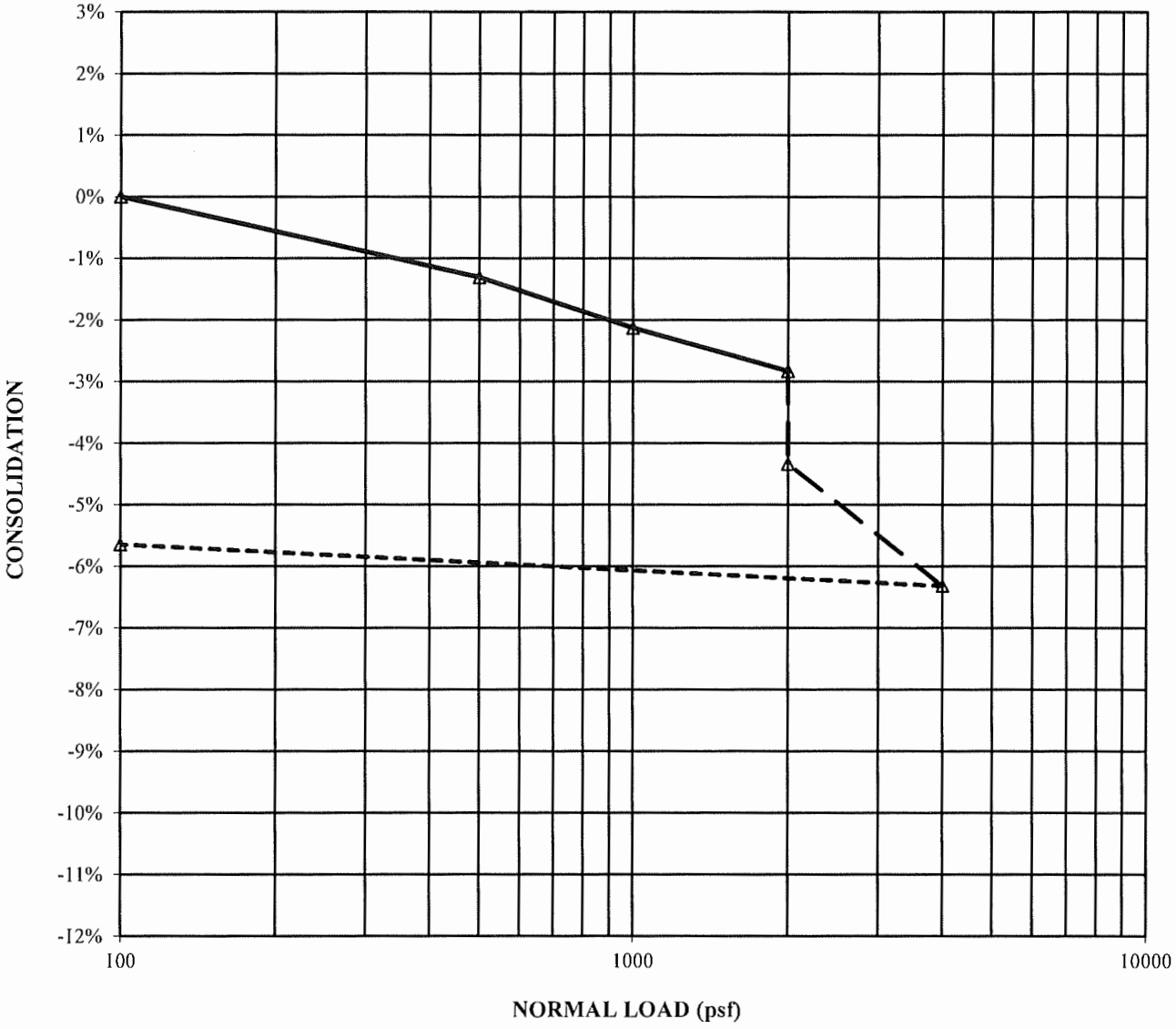
ROCK SOLID ENGINEERING, INC.	DIRECT SHEAR TEST RESULTS	FIGURE
	98 Kip Drive, Salinas	A-11

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%



ROCK SOLID ENGINEERING, INC.	**CONSOLIDATION TEST RESULTS** 98 Kip Drive, Salinas	FIGURE A-12

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



ROCK SOLID ENGINEERING, INC.	CONSOLIDATION TEST RESULTS 98 Kip Drive, Salinas	FIGURE A-13

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

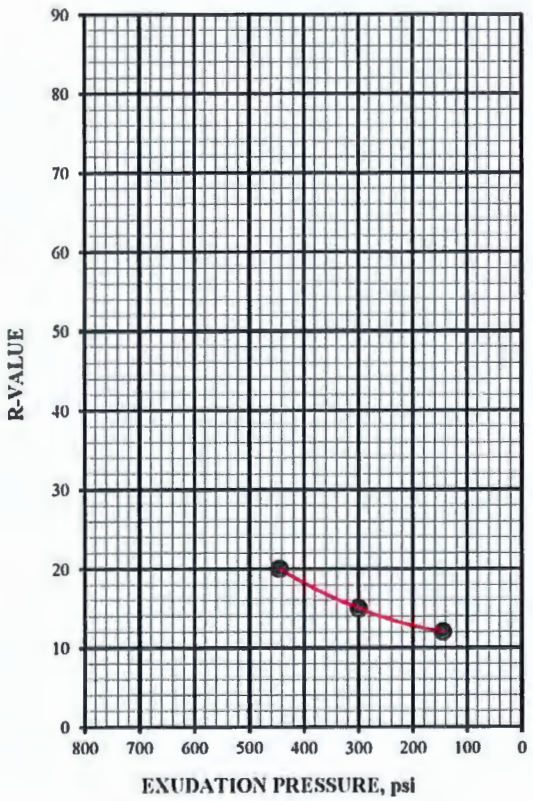
CTM 301

July 18, 2022

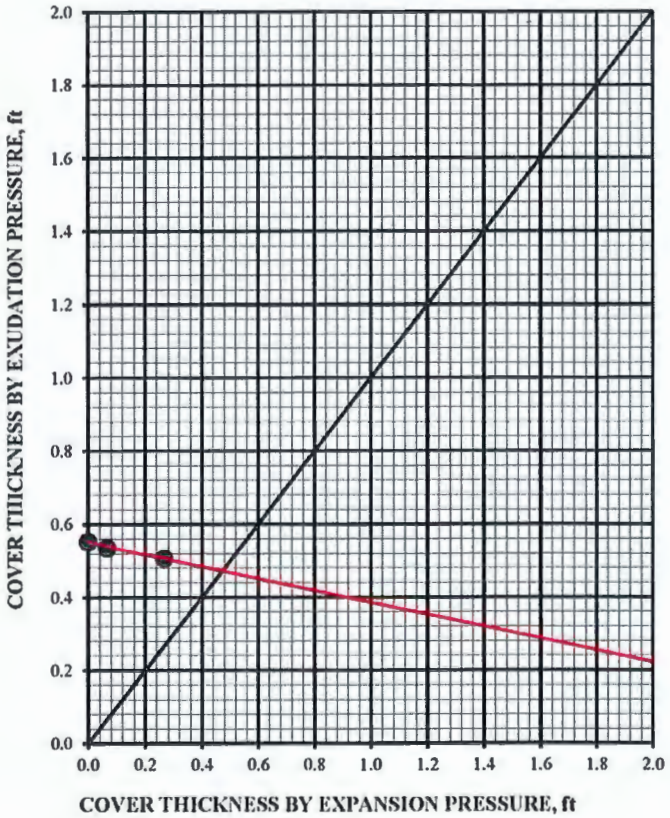
Boring #6 @ 1.0 - 5.0'
Brown Clayey Sand (SC)
Specified Traffic Index: 5.0

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



ROCK SOLID ENGINEERING, INC.	R-VALUE 98 Kip Drive, Salinas	FIGURE A-14

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%	
X	**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. *Description attached.*	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%	

Exhibit 29

Included *Check (✓) All boxes that apply*	**Vehicle Trip Reduction Measure**	**Residential Permit/Subdivision Conditions**	**Reduction (%)**	**Total (%)**
☒	**Pedestrian facilities**	Provide pedestrian facilities linking transit stops top common areas.	.5%	.5%
	Park-and-ride	Provide park-and-ride facilities if part of an on-site traffic management plan.	1.0%	
	Child care facilities	Provide on-site child care facilities based on the capacity of the center and marketing data on expected use.	1.0%	
	Telecommuting	Provide facilities to encourage telecommuting such as a telecommuting center. *	1.0%	
	Mixed uses	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. *(Note: Similar trip reduction measures listed elsewhere cannot be counted toward the required vehicle trip reduction).*	5.0% of combined trips	
☒	**Transit-oriented Design**	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%
	Other	Other measures supported by documented data of trip reductions	Varies	
RESIDENTIAL TOTAL *(Must total 7 percent or more)*				**7.5%**

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

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

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

Included *Check (✓) All boxes that apply*	**Vehicle Trip Reduction Measure**	**Permit/Subdivision Conditions**	**Reduction (%)**	**Total (%)**
	Bicycle amenities	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%	
	Bus pull-outs	Provide bus pull-outs, pedestrian access and transit stops.	2.0%	
	Bus subsidy *	Provide transit subsidy program for employees that reduces the cost of monthly bus pass by 50% from standard group rate.	4.0%	
	Transportation Information centers	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%	
	Pedestrian facilities *	Provide pedestrian facilities linking transit stops to employment site entrances provided such pedestrian facilities do not exceed one-quarter mile.	1.0%	
	Other pedestrian facilities	Pedestrian and bicycle system improvements beyond above related measures. Description attached.	Varies	
	Other site amenities	Provide site amenities that reduce the need for vehicle trips based on documentation of trip reduction. Description attached.	1.0-2.0%	
	Park-and-ride *	Provide park-and-ride facilities if part of an employee sponsored rideshare program.	1.0%	
	Transportation system management program	Provide a local transportation system management program to reduce on-site trips based on documentation of expected trip reduction.	5.0%	
	Mixed uses	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%	
	Educational and marketing	Provide educational and marketing strategies to customers to reduce vehicle trips.	1.0%	
	Educational and marketing	Provide educational and marketing strategies to employees to reduce vehicle trips. *	1.0%	

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

Included *Check (✓) All boxes that apply*	Vehicle Trip Reduction Measure	Permit/Subdivision Conditions	Reduction (%)	Total (%)
	Preferential parking for carpools *	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%	
	Telecommuting *	Provide facilities to encourage telecommuting if telecommute center could accommodate one percent of employees at an off-site neighborhood location.	1.0%	
	On-site services	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	
	Other	Other measures supported by documented data of trip reductions in other developments.	Varies	
COMMERCIAL, INDUSTRIAL AND TOURIST ORIENTED DEVELOPMENT TOTAL *(Must total 7 percent or more)*				

* *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