



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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1. BACKGROUND

Project Name: General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005

Project Location: 2110 North Main Street in the Commercial Retail (CR) and the Residential Low Density (R-L-5.5) Zoning Districts (see attached map)

Assessor Parcel Number: 253-074-005-000

See Attached Vicinity Map

Current Land Use: 25-room hotel and motel use (Capitol Motel).

Surrounding Land Uses/Zoning Districts:

North: Soto Square Park and Salinas Fire Station No. 6/Parks (P) and Public/Semipublic (PS)
South: Commercial/Commercial Retail (CR) and Residential Low Density (R-L-5.5)
East: Residential/Residential Low Density (R-L-5.5)
West: Residential/Commercial Retail (CR)

Lead Agency Contact Person: Thomas Wiles, Senior Planner
Telephone: (831) 758-7206

Location and Existing Setting:

Project Description: The project site is located at 2110 North Main Street at the southeast corner of North Main Street and East Bolivar Street (see Vicinity Map). The project includes the following applications:

1. General Plan Amendment 2022-003 (GPA 2022-003); Request to change the General Plan designation of an approximately 8,349 square-foot eastern portion of a 18,880 square-foot lot located at 2110 North Main Street from "Residential Low Density" to "Retail";
2. Rezone 2022-003 (RZ 2022-003); Request to change Zoning designation of the above referenced 8,349 square-foot eastern portion of the project site from "Residential Low Density (R-L-5.5)" to "Commercial Retail (CR)"; and
3. Conditional Use Permit 2022-005 (CUP 2022-005); Request to establish and

operate an Extended Stay Hotel for 22 of 25 on-site rooms.

The project site is currently developed with an existing hotel/motel (Capitol Motel) which is estimated to have been constructed circa 1936 and is considered a legal non-conforming use pursuant to Zoning Code Section 37-50.160. The Applicant (Capitol Motel – Ray Patel) is requesting to establish and operate an Extended Stay Hotel for 22 of the 25 on-site rooms pursuant to Zoning Code Section 37-50.085 (*Extended Stay for Hotel/Motel uses*).

The site is split zoned with Commercial Retail (CR) along the western portion of the site and Residential Low Density (R-L-5.5) along the eastern portion of the site. Per the Zoning Code, Extended Stay Hotels located on Commercial Retail (CR) zoned land can be considered through the Conditional Use Permit (CUP) process. However, in the Residential Low Density (R-L-5.5) Zoning District, Extended Stay Hotels are not permitted. Therefore, the applications have been submitted so that the General Plan and Zoning designations of the subject property are consistent with the western portion of the lot which are “Retail” and “Commercial Retail (CR)” respectively. Upon approval of the General Plan Amendment and Rezone, the proposed Extended Stay Hotel use can be approved through the CUP process.

Environmental Factors Potentially Affected:

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

2. CHECKLIST

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>1. AESTHETICS. Except as provided in Public Resources Code Section 21099, <i>would the proposal:</i></p> <p>(a) Have a substantial adverse effect on a scenic vista?</p> <p>(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p> <p>(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, A5, A6, A7, A8, D1, E1</p>

- (a-c) The project site is not located adjacent to or near a scenic vista or a scenic highway. Any development will be required to comply with all applicable Zoning Code land use and Development Standards. The requested CUP 2022-005 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) Future development of the project site 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.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
2. AGRICULTURAL RESOURCES. <i>Would the proposal:</i>					A1, A2, A3, A7, D1, E1
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
Resources Code 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?					
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-e) The project site is located on an in-fill property within the CR and R-L-5.5 zoning districts. The project site is currently developed with an existing hotel use. No farming activities are located on or near the site.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
3. AIR QUALITY. <i>Would the proposal:</i> (a) Conflict with or obstruct implementation of the 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, B1, B2

Discussion

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 Extended Stay Hotel project.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
4. BIOLOGICAL RESOURCES. <i>Would the proposal result in impacts to:</i> (a) Have a substantial adverse effect, either directly or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, A4, A7

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

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

Discussion

(a-f) The site is located on a developed in-fill property within the CR (Commercial Retail and R-L-5.5 (Residential Low Density) zoning districts. 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.

The southern boundary of the project site is located adjacent to an existing reclamation ditch. The City of Salinas 2002 General Plan requires a 100-foot setback between development and creeks (measured from top-of bank or outer edge of the riparian woodland, whichever is greater). Future encroachments into the 100-foot creek setback may be considered pursuant to the General Plan COS-17 Implementation Program and Zoning Code Section 37-50.180(h)(1)(D) with a Biotic Resources Study. The existing building was constructed circa 1936; therefore, the encroachment is considered legal nonconforming. The Applicant is not proposing construction within the 100-foot setback. Therefore, no Biotic Resources Study will be required as a part of this project and impacts to biological resources are not considered significant.

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. <i>Would the proposal:</i>					A1, A2 A5, A6, F1, F2
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section §15064.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-c) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find. With this requirement, there is little potential for a significant impact on the environment.

On August 19, 2022, 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. On September 23, 2022, staff had a phone consultation with Louise J. Miranda Ramirez, Tribal Chairperson of the Ohlone Costanoan Esselen Nation concerning the proposed project. Staff provided Ms. Miranda-Ramirez with information concerning the proposed project and did not receive any future correspondence from the Ohlone Costanoan Esselen Nation. Staff received correspondence from the Santa Ynez Band of Chumash Indians dated September 12, 2022 requesting no further consultation on the project (Attachment 10). No additional correspondence was received from any of the other consulted California Native American Tribes.

On August 18, 2022, 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 December 7, 2022 (Source F2, Attachment 7), CHRIS found no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommended tribal consultation, which as stated above occurred on August 19, 2022.

Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find.

Mitigation

CU-1 In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
6. ENERGY. <i>Would the proposal:</i> (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C1

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
construction or operation? (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

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

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
7. GEOLOGY/SOILS. <i>Would the proposal result in or expose people to potential impacts involving:</i> (a) Directly or indirectly cause potential substantial 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion [a (i-iv)]

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

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

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

Mitigation

No mitigation is required.

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

Discussion

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

sustainability. These goals and policies have both direct and indirect benefits in terms of reducing GHG emissions. Important overall land use/urban design related themes in the General Plan that serve this purpose include:

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

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>9. HAZARDS & HAZARDOUS MATERIALS. <i>Would the proposal:</i></p> <p>(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3

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

Discussion

- (a-b) The proposed 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. The proposal is to change the existing General Plan and Zoning Code designations of the eastern portion of an existing lot and authorize establishment and operation of an Extended Stay Hotel. Compliance with local, state, and federal requirements would ensure that the hazards to the public are reduced to a level of insignificance.
- (c) The project site is currently a hotel and motel use (Capitol Motel) [(see above discussion (a-b)]. However, the site will not involve the routine transportation of hazardous materials.
- (d) The site is not known to be located on a site 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 4.6-miles away from the end of the runway (13-31) of the Salinas Municipal Airport. See Section 15(h) below for further discussion of Airport operations.
- (f) The project will not interfere with an adopted emergency response plan or emergency evacuation plan.
- (g) The project will not expose people or structures to risk of loss, injury or death involving wildland fires, because the site is an infill property and no wildlands are located nearby.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>10. HYDROLOGY AND WATER QUALITY. <i>Would the proposal:</i></p> <p>(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p> <p>(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p> <p>(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:</p> <p>i. Result in substantial erosion or siltation on- or off-site;</p> <p>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>iii. Create or contribute runoff water which would exceed the capacity of existing or</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, A4, A7</p>

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) With regards to NPDES compliance:					
(i) Potential impact of project construction on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ii) Potential impact of project post-construction activity on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
areas?					
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(viii) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(x) Could the proposed project result in significant alteration of receiving water quality during or following construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xi) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xii) Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in urban runoff flow rates and/or volumes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xiii) Could the proposed project result in increased erosion downstream?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xv) Is the project tributary to an already impaired water body, as listed on the CWA Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xviii) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xix) Does the proposed project adversely	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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. Per the attached Engineer’s Report dated August 1, 2022, the project site is located within a Regulatory Floodway and requires an Elevation Certificate prepared by a licensed surveyor. The Elevation Certificate was provided by the Applicant on September 23, 2022 (see Attachment 8).

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
11. LAND USE AND PLANNING. <i>Would the proposal:</i> (a) Physically divide an established community? (b) Cause a significant 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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	A1, A2, A3, D1 E1

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 8,349 square-foot eastern portion of 18,880 square-foot project site is “Residential Low Density”. The proposal is to change the General Plan designation of the above referenced eastern portion of the project site from “Residential Low Density” to “Retail”. The proposed change in the General Plan land use designation from “Residential Low Density” to “Retail” would be consistent with the western portion of the project site and allow for uses prescribed by the City’s 2002 General Plan land use designation of Retail.

The project site consists of 18,880 square-feet. The approximately 10,531 square-foot western portion of the project site is currently located in the “Commercial Retail” (CR) District, which provides for wide range of commercial uses, including the existing hotel use and the proposed Extended Stay Hotel. The approximately 8,349 square-foot eastern portion of the project site is zoned Residential Low Density (R-L-5.5), which only allows for single-family residential uses. Uses such as the proposed Extended Stay Hotel are not allowed in the R-L-5.5 District. The proposed Rezone would change the Zoning designation of the eastern portion of the project site from “Residential – Low Density” (R-L-5.5) to “Commercial Retail” (CR). The proposed zoning would be consistent with the existing Zoning designation of the adjacent western portion of the project site. 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 2022-005 (CUP 2022-005) is requested to establish and operate an Extended Stay Hotel through the discretionary Conditional Use Permit (CUP) process. Proposed conditions of CUP 2022-005 will ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
12. MINERAL RESOURCES. <i>Would the proposal:</i> (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (b) Result in the loss of availability of a locally	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>13. NOISE. <i>Would the proposal result in:</i></p> <p>(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>(b) Generation of excessive groundborne vibration or</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, D1</p>

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-b) The project site is located within the 65 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 65 CNEL contour. Traffic generates the main source of noise for the depicted 65 CNEL contour. Noise levels generated by any future proposed uses 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 4.6 miles from the Salinas Municipal Airport and is located within the 55 CNEL contour as shown on *Figure 5.3-2: Salinas Airport Future Noise Contours*) of the Salinas General Plan, Final Environmental Impact Report, 2002. Noise impacts from airport operations will not have an adverse impact on the site.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
14. POPULATION AND HOUSING. <i>Would the proposal:</i> (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3

Discussion

(a-c) The proposed CR zoning would allow development of residential uses, but due to the size of the site, substantial population growth is unlikely. The project site is a currently an existing developed in-fill site.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>15. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p> <p>(a) Fire protection? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) Police protection? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) Schools? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(d) Parks? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(e) Other public facilities? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>					A1, A2, A3

Discussion

(a-e) The proposed project is located on an existing developed in-fill site. Police and Fire services are currently available to serve the site. No school children will be generated by the project. North Main Street and East Bolivar Street have been designed and constructed to accommodate the demands of any future development and traffic. No other government services are expected to be impacted by the project.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>16. RECREATION. <i>Would the proposal:</i></p> <p>(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, D1

Discussion

(a-b) Soto Square Park is located across East Bolivar Street to the north. The proposed project will not substantially increase the use in park facilities. The proposed CR zoning would allow development of residential uses, but due to the size of the site, substantial population growth is unlikely. The project does not include recreational facilities. Future development will be required to pay all applicable Park and Recreation fees as determined by the Director of Recreation and Community Services at the time of building permit issuance. Payment of fees is expected to reduce impacts to recreational facilities to a level of insignificance.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
17. TRANSPORTATION. <i>Would the project:</i> (a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)? (c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, A8

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 existing building, the proposed project is not expected to generate significant traffic trips. Any future development is required to pay all applicable traffic impact fees 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

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>18. TRIBAL CULTURAL RESOURCES. <i>Would the project:</i></p> <p>(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Californian Native American tribe, and that is:</p> <p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or</p> <p>ii. A resource determined by the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A1, A2 A5, A6, F1, F2</p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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) 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 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. With this requirement, there is little potential for a significant impact on the environment.

On August 19, 2022, 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. On September 23, 2022, staff had a

phone consultation with Louise J. Miranda Ramirez, Tribal Chairperson of the Ohlone Costanoan Esselen Nation concerning the proposed project. Staff provided Ms. Miranda-Ramirez with information concerning the proposed project and did not receive any future correspondence from the Ohlone Costanoan Esselen Nation. Staff received correspondence from the Santa Ynez Band of Chumash Indians dated September 12, 2022 requesting no further consultation on the project (Attachment 10). No additional correspondence was received from any of the other consulted California Native American Tribes.

On August 18, 2022, 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 December 7, 2022 (Source F2, Attachment 7), CHRIS found no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommended tribal consultation, which as stated above occurred on August 19, 2022.

Mitigation Measure TCR-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that in the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find.

Mitigation

TCR-1 In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>19. UTILITIES & SERVICE SYSTEMS. <i>Would the project:</i></p> <p>(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3

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

Discussion

(a-c) The proposed project is not expected to involve a heavy usage of water and therefore would not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above).

(d-e) The proposed project is not expected to generate significant solid waste because there are no products produced. Disposal of waste generated by future development is not expected to be significant and will be required to comply with federal, state, and local statutes.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>20. WILDFIRE. <i>If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p> <p>(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</p> <p>(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?</p> <p>(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?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3</p>

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

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

Mitigation

No mitigation is required.

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

3. SOURCE LIST

Source	Source Number
City of Salinas:	
<i>Salinas General Plan, 2002.</i>	A1
<i>Salinas General Plan, Final Environmental Impact Report, 2002.</i>	A2
<i>Salinas Zoning Code: <input checked="" type="checkbox"/> Entire Code Section: _____</i>	A3
<i>City of Salinas Stormwater Ordinance, dated March 2013</i>	A4
<i>1989 City Historical and Architectural Survey</i>	A5
<i>2016 City Historical and Architectural Survey</i>	A6
<i>Engineer's Report for proposed project dated August 1, 2022</i>	A7
<i>City Traffic Fee Ordinance 2010</i>	A8
Monterey Bay Air Resources District:	
<i>CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008</i>	B1
<i>Monterey Bay Air Resources District. Triennial Plan Revision 2009-2011, dated April 17, 2013</i>	B2
Monterey Bay Community Power Authority:	
<i>Monterey Bay Community Power Authority Implementation Plan, August 2017</i>	C1
Field Inspections:	
<i>By City staff, various dates</i>	D1
Maps/Aerial Photography:	
<i>City's aerial photographs, 2018.</i>	E1
Other:	
<i>Native American Heritage Commission</i>	F1
<i>California Historical Resources Information Systems (CHRIS) Response on proposed project dated December 7, 2022</i>	F2

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: 3/17/23

Courtney Grossman
Planning Manager

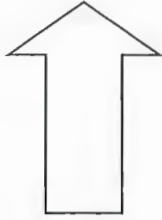
Attachments:

1. Vicinity Map
2. General Plan Amendment Map for 2110 North Main Street

Initial Study – General Plan Amendment 2022-003, Rezone 2022-003, and Conditional Use Permit 2022-005 – 2110 North Main Street
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3. Rezone Map for 2110 North Main Street
4. Site Plan (Sheet A-0)
5. Exterior Elevations
6. Zone and Parcel Map (Sheet A-1)
7. Floor Plan (Sheet A-2)
8. Photometric Plans (Sheet A-3)
9. Landscaping (Sheet L-1)
10. Engineer's Report dated August 1, 2022
11. California Historical Resources Information Systems (CHRIS) Response dated December 7, 2022
12. FEMA Elevation Certificate for 2110 North Main Street
13. Swift Consultant Services letter dated July 12, 2022
14. Comment letter from the Santa Ynez Band of Chumash Indians dated September 12, 2022
15. Mitigation Monitoring and Reporting Program

I:\ComDev\Planning Share Space\General Plan Amendments\GPA 2022-003, RZ 2022-003, & CUP 2022-005 - 2110 N Main St\ER 2022-012\GPA 2022-003, RZ 2022-003, and CUP 2022-005 Initial Study.doc



North

Vicinity Map



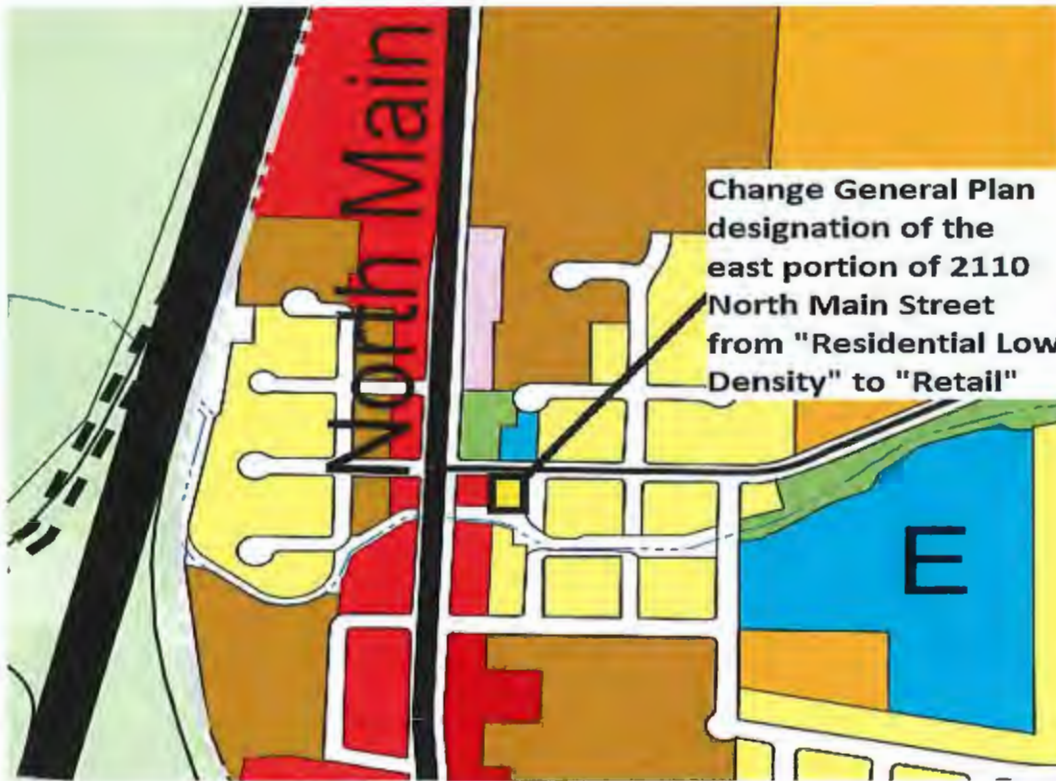
**GENERAL PLAN AMENDMENT 2022-003,
REZONE 2022-003, AND CONDITIONAL
USE PERMIT 2022-005
2110 North Main Street**

Exhibit 1



North

General Plan Amendment Map



General Plan Amendment 2022-003

(Related to Rezone 2022-003)

Project Description: Change the General Plan designation of 2110 North Main Street (APN: 253-074-005-000) from "Residential Low Density" to "Retail".

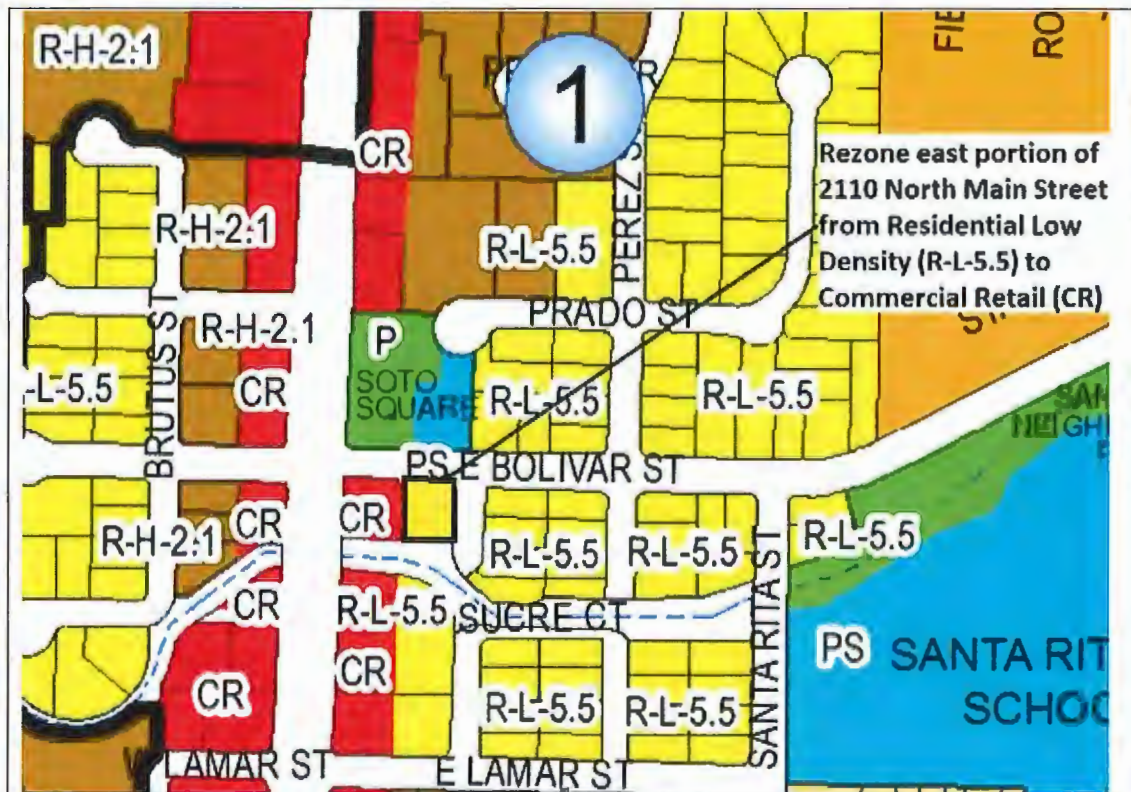
I:\ComDev\Planning Share Space\GPA 2022-003 and RZ 2022-003 - 2110 N Main St\GPA map.doc

Exhibit 2



North

Rezoning Map



REZONE 2022-003

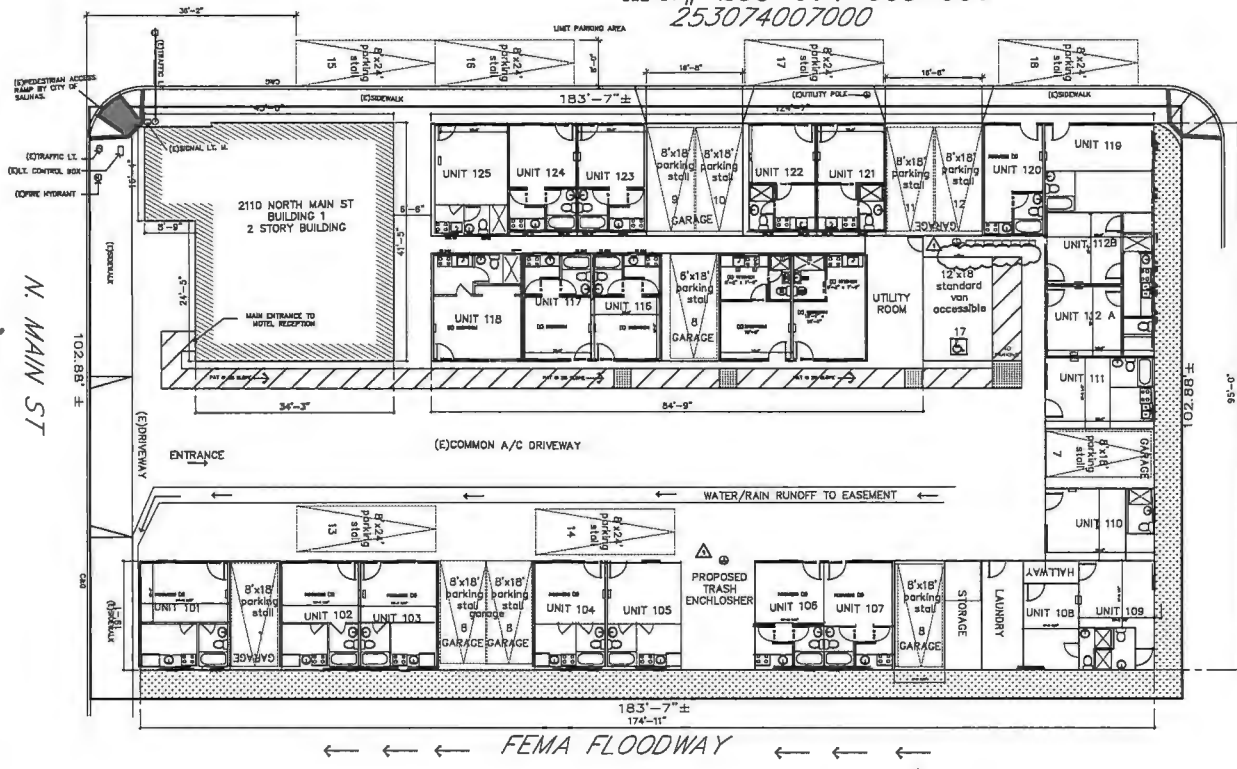
(Related to General Plan Amendment 2022-003)

Project Description: Change the zoning of a parcel land located at 2110 North Main Street (APN: 253-074-005-000) from Residential Low Density (R-L-5.5) to Commercial Retail (CR).

I:\ComDev\Planning Share Space\GPA 2022-003 and RZ 2022-003 - 2110 N Main St\Frm Rezoning Map Exhibit.doc

Exhibit 3

GPA AND RZ APPLICATION CAPITOL MOTEL
© 2110 NORTH MAIN ST., SALINAS, CA 93906
APN# 253-074-005-000
253074007000



PROJECT DATA

PROJECT ADDRESS: 2110 NORTH MAIN ST
 SALINAS, CA 93906
 APN: 253-074-005-000
 ZONING: CR & R-L-5.5
 OCCUPANTS: R-1 (HOTEL-TRANSIENT)
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORES: 1
 ALLOWABLE AREA: 7,000 SQ.F.T PER TABLE 506.2
 LOT AREA: 18,879 SQ.F.T ±
 AREA EACH ROOM: 216.5 SQ FT ±
 HOTEL AREA ONLY ROOMS: 8,458 SQ.F.T. < 7,000 SQ.F.T. PER TABLE 506.2
 HOTEL VEHICLES/PORTS: 8,452 SQ.F.T. > 7,000 SQ.F.T. PER TABLE 506.2
 # OF UNITS: 23

PROJECT DESCRIPTION

- Application for a General Plan Amendment and Rezone of eastern portion of property which is zoned Residential Low Density (R-L-5.5) GPA and RZ to change the above designations to Retail and CR zone to be consistent with the other portion of the property which would allow for extended stay hotel with CUP.
- CUP application to convert an existing Motel into an extended stay hotel for agricultural workers

PROPOSAL COMMON AREA
 696.19 SQ FT

SHEET INDEX

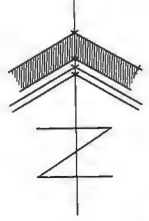
A-0	SITE PLAN
A-1	ZONE & PARCEL MAP
A-2	FLOOR PLAN
A-3	PHOTOMETRIC PLANS
L-1	IRRIGATION PLAN



PARTIAL ELEVATION VIEW
 SCALE as noted

E. BOLIVAR ST
SITE PLAN
 SCALE 1"=10'-0"

253071007000



(E) Please note all layouts exact are on a-2 please use them for exact measurements

REVISIONS	BY



PLANS FOR:
HARSHADRAY & HARSHITA PATEL
 2110 NORTH MAIN ST
 SALINAS, CA, 93906
 (831)262-0765

PROJECT:
GPA AND RZ APPLICATION
 2110 NORTH MAIN ST,
 SALINAS, CA, 93906
 APN# 253-074-005-000

SHEET TITLE:
SITE PLAN

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: AS NOTED
 JOB NO.: []

SHEET NUMBER:
A-0

EXHIBIT 4





Capitol
MOTEL
INDUSTRY

North M

276"

252"

E. BOLIVAR ST

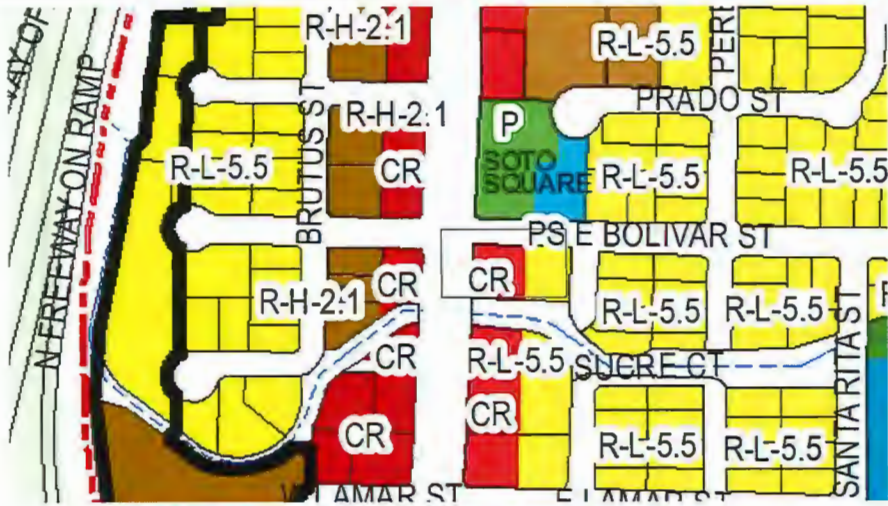








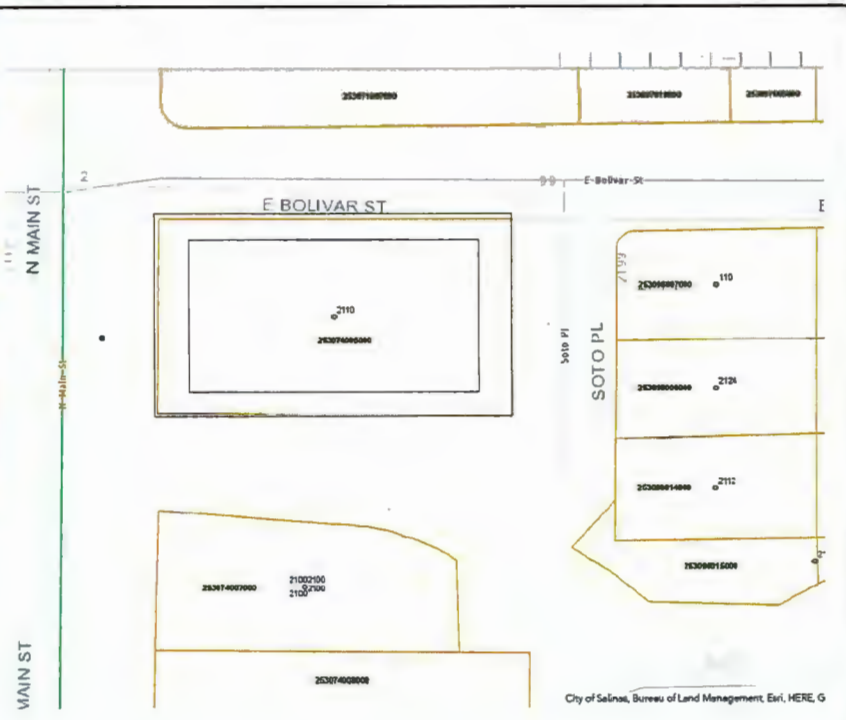
Exhibit 6



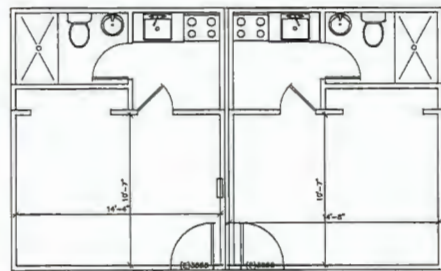
Zone Report



PARTIAL ELEVATION VIEW



Parcel Report



UNIT 125
276.29 sq

UNIT 118
276.29 sq

UNIT 119
257.72 sq ft

UNIT 112 A
UNIT 112B
458.97 sq ft

REVISIONS	BY



PROJECT FOR:
HARSHADRAJ &
HARSHITA PATEL
2110 NORTH MAIN ST
SALINAS, CA 93906
831-262-6765

PROJECT:
CPA AND BZ APPLICATION
2110 NORTH MAIN ST
SALINAS, CA 93906
APN: 253-074-005-000

SHEET TITLE:
ZONE & PARCEL
MAP

DRAWN BY	
CHECKED BY	
DATE	8/19/19
SCALE	AS NOTED
DRAWN BY	
SHEET NUMBER	A-1
OF	SHEETS

NO.	REVISIONS	BY
1	2-18-19	AKC



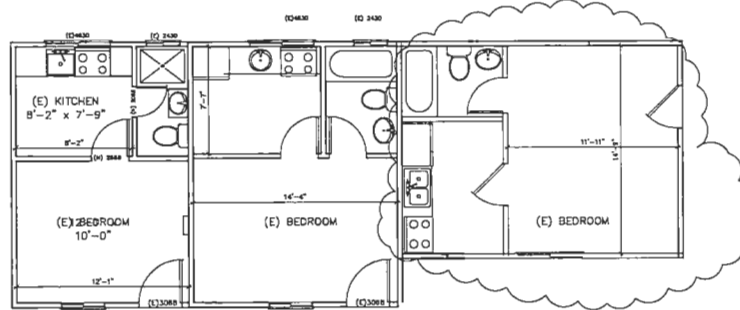
PLANS FOR:
HARSHADRAY & PARTNERS
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 831-262-6765

PROJECT:
CAPITOL HOTEL
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 APN: 253-074-005-000

SHEET TITLE:
FLOOR PLAN

DATE:
 2/12/19
 SCALE:
 AS NOTED
 JOB NO.
 SHEET NUMBER:
A-2

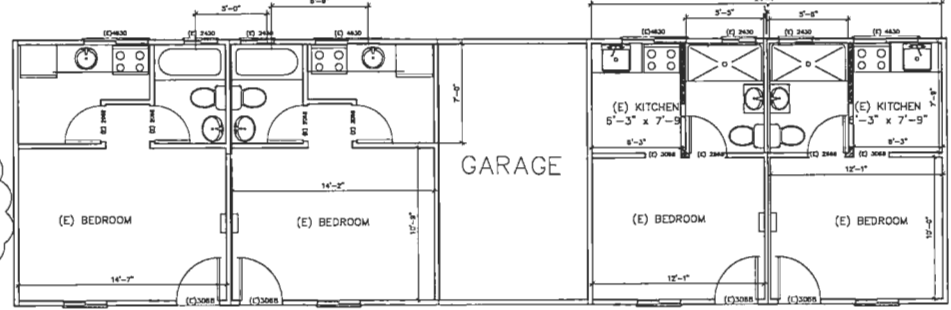
5/19 SHEETS



UNIT 121
 UNIT 122
 UNIT 111
 232.79 sq

UNIT 101
 276.29 sq

UNIT 119
 276.29 sq



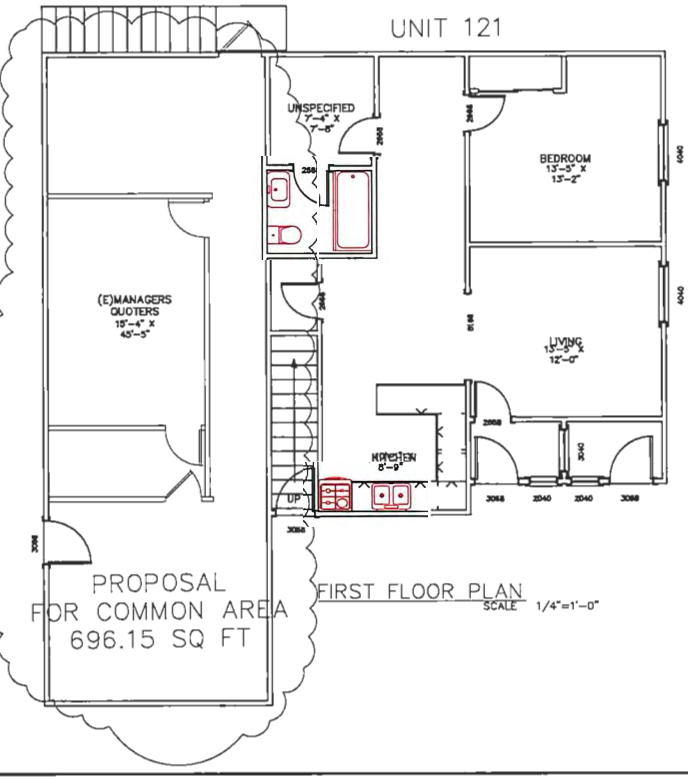
UNIT 107
 UNIT 117
 UNIT 124
 276.29 sq

UNIT 106
 UNIT 116
 UNIT 124
 273.43 sq

UNIT 105
 236.90 sq

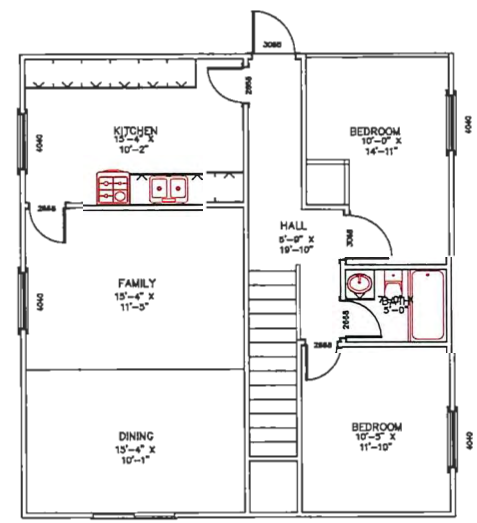
UNIT 102
 UNIT 103
 UNIT 104
 UNIT 120
 236.90 sq

Existing FLOOR PLAN
 SCALE 1/4"=1'-0"

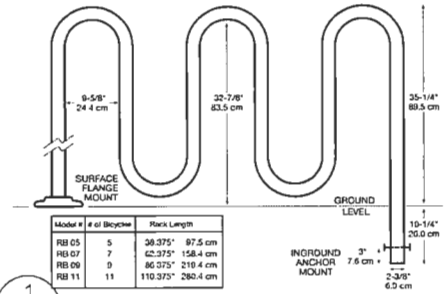


PROPOSAL
 FOR COMMON AREA
 696.15 SQ FT

FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"

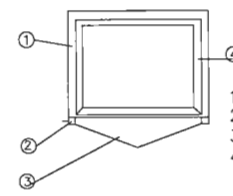


SECOND FLOOR PLAN
 SCALE 1/4"=1'-0"



Model #	# of Bicycles	Block Length
RB 05	5	38.375' 87.5 cm
RB 07	7	62.375' 158.4 cm
RB 09	9	86.375' 218.4 cm
RB 11	11	110.375' 280.4 cm

1
 A-2 BIKE RACK DETAIL



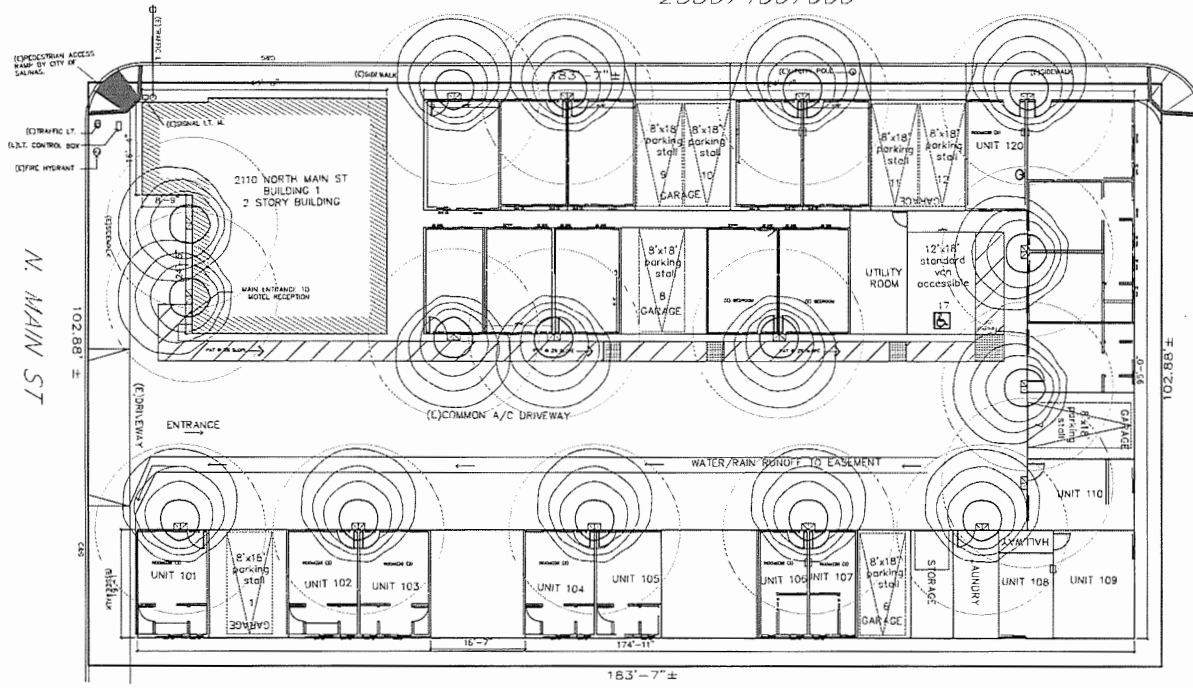
1. framing 2x4 existing
2. 4x4 pressure treated post
3. 11' gate
4. 6" pcc curb

2
 A-2 TRASH ENCLOSURE

Exhibit 7

PHOTOMETRIC PLANS
 © 2110 NORTH MAIN ST., SALINAS, CA 93906
 APN# 253-074-005-000

253074007000



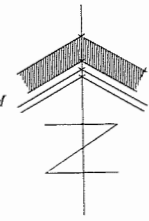
← ← ← FEMA FLOODWAY ← ← ←

E. BOLIVAR ST

SITE PLAN
 SCALE 1"=10'-0"

NOTE: ALL PARKING AREA LIGHTING SHALL BE REDUCED OF THIRTY PERCENT 30% WITHIN THIRTY 30 MINUTES OF CLOSING OF THE LAST BUSINESS OR NO LATER THAN 11:00 PM

PLEASE SEE ATTACHMENTS FOR INFO ABOUT LIGHTING



LUMINAIRE SCHEDULE						
QTY	LABEL	ARRANGEMENT	LUMEN/FOOT	LF	LUM. WATTS	DESCRIPTION
152	16	MM	WALL MOUNTS	4917	.600	55.8 MAY BE SAME OR BETTER

253071007000

PERSONS	BY

PLANNING & DESIGN
 CONSULTANTS
 2530 CAMPUS
 FRESNO, CA 93725
 TEL: 559-232-7276
 FAX: 559-232-7276
 WWW: WWW.PLANDESIGN.COM

CLIENTS FOR:
 HARSHADRAY & HARSHITA
 PARTNERS
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 (831)282-6765

PROJECT:
 GPA AND BZ APPLICATION
 2110 NORTH MAIN ST
 SALINAS, CA 93906
 APN# 253-074-005-000

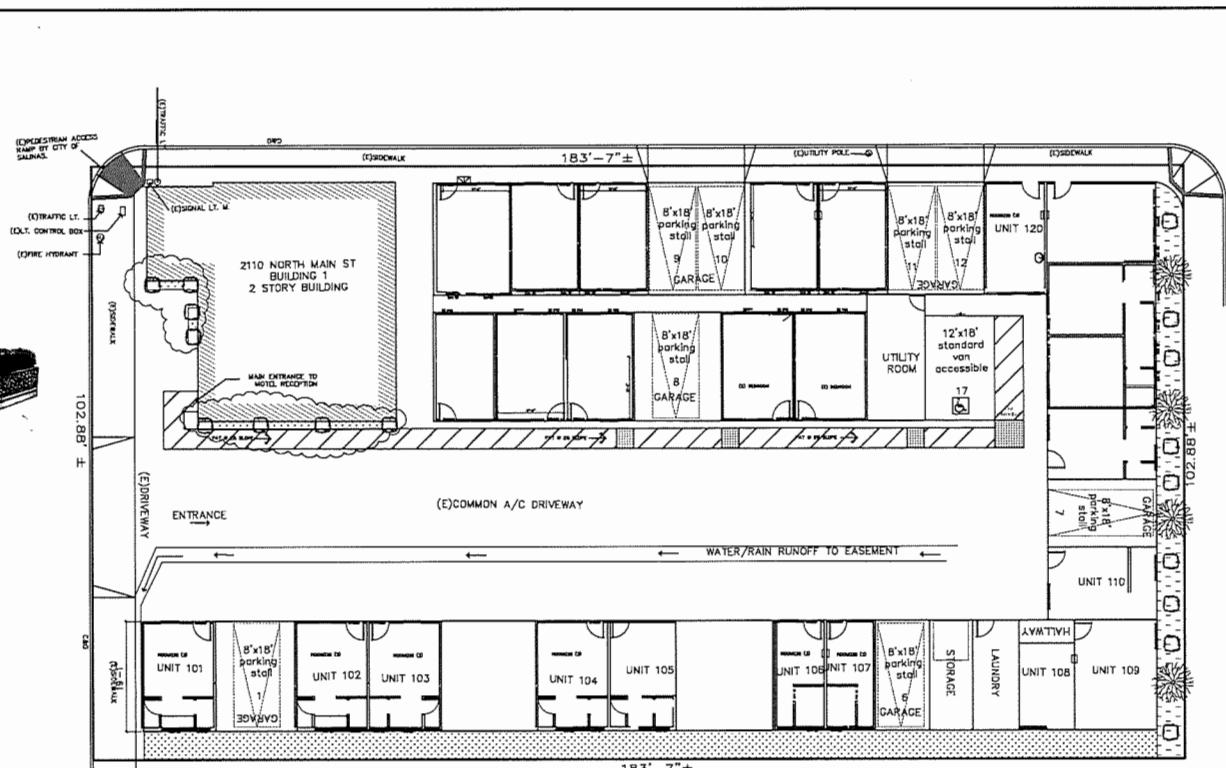
SHEET TITLE:
 PHOTOMETRIC PLANS

DATE	BY	DESCRIPTION
6/19/19	[Signature]	11:00
AS NOTED		
JOB NO.		
SHEET NUMBER		
A-3		

Exhibit



6
 EXHIBIT
 10



GUIDELINES

- (1) ALL LANDSCAPING SHALL EMPLOY FEATURES AND TECHNIQUES THAT IN THE AGGREGATE REDUCE THE DEMAND FOR AND CONSUMPTION OF WATER, INCLUDING APPROPRIATE LANDSCAPING PLANTS, MULCHING, GROUND COVER, A LOW PERCENTAGE OF LAWN COVERAGE, A HIGH DEGREE OF PAVING PERMEABILITY, AND WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS.
- (2) THE USE OF TURF SHALL BE MINIMIZED OR SUBSTITUTED ALTOGETHER WITH GRASS COVERS. TURF SHOULD GENERALLY BE EXCLUDED FROM MEDIAN OR SIDEWALK STRIPS AND SIMILAR AREAS THAT ARE DIFFICULT TO IRRIGATE. LOW-WATER-USE GRASS VARIETIES ARE ENCOURAGED.
- (3) WATER EFFICIENT IRRIGATION SYSTEMS, SUCH AS DRIP, LOW OUTPUT SPRINKLER HEADS, ZONAL SYSTEMS, AND AUTOMATIC SYSTEMS, SHALL BE PROVIDED. PLANTING SHALL BE ACCORDING TO WATER NEEDS, AND THE IRRIGATION SWITCH MATCHED TO THESE NEEDS.
- (4) PLANT VARIETIES SHALL PREFERENTIALLY BE LOW WATER CONSUMING, SUITED TO THE LOCAL SOIL AND CLIMATE, AND GROUPED ACCORDING TO THEIR WATER REQUIREMENTS.
- (5) MULCHES SHALL BE USED GENEROUSLY AND REAPPLIED AS PART OF A REGULAR MAINTENANCE PROGRAM TO REDUCE EVAPORATION, SOIL COMPACTION, AND WEEDS.

INSTALLATION & MAINTENANCE

- (1) TREES SHALL BE APPROPRIATE IN TRUNK DIAMETER TO SUPPORT THE TOP AREA OF THE TREE. TREES, SHRUBS AND VINES SHOULD HAVE BODY AND FULLNESS THAT IS TYPICAL OF THE SPECIES.
- (2) ALL GROUND COVER SHALL BE HEALTHY, DENSELY FOLIATED, AND WELL-ROOTED CUTTINGS, OR ONE-GALLON CONTAINER PLANTS.
- (3) THE SPACING OF TREES AND SHRUBS SHALL BE APPROPRIATE TO THE SPECIES USED. THE PLANT MATERIALS SHALL BE SPACED SO THAT THEY DO NOT INTERFERE WITH THE ADEQUATE LIGHTING OF THE PREMISES OR RESTRICT ACCESS TO EMERGENCY APPARATUS SUCH AS FIRE HYDRANTS OR FIRE ALARM BONES. PROPER SPACING SHALL ALSO INSURE UNOBSTRUCTED ACCESS FOR VEHICLES AND PEDESTRIANS IN ADDITION TO PROVIDING CLEAR VISION OF THE INTERSECTIONS FROM APPROACHING VEHICLES.
- (4) PLANT MATERIAL SHALL CONFORM TO THE FOLLOWING SPACING STANDARDS:
 - (A) A MINIMUM OF TWENTY FEET (20') FROM THE PROPERTY CORNER AT A STREET INTERSECTION TO THE CENTER OF THE FIRST TREE OR LARGE SHRUB.
 - (B) A MINIMUM OF FIFTEEN FEET (15') BETWEEN CENTER OF TREES AND TEN (10) FEET BETWEEN LARGE SHRUBS TO LIGHT STANDARDS.
 - (C) A MINIMUM OF TEN FEET (10') BETWEEN CENTERS OF TREES OR LARGE SHRUBS AND FIRE HYDRANTS.
 - (D) A MINIMUM OF FIFTEEN FEET (15') FROM THE INTERSECTION OF A DRIVEWAY FROM COMMERCIAL, MIXED USE, OR PUBLIC/COMMERCIAL AND RESIDENTIAL USES WITH A STREET RIGHT-OF-WAY TO THE CENTER OF ANY TREE HAVING A DIAMETER LARGER THAN SIXTEEN (16") (8") AT MATURITY OR LARGE SHRUBS AND A MINIMUM OF TEN FEET (10') FOR RESIDENTIAL USES.
- (5) TREES AND BUSHES SHALL BE STAKED AS SHOWN IN THIS PLAN.

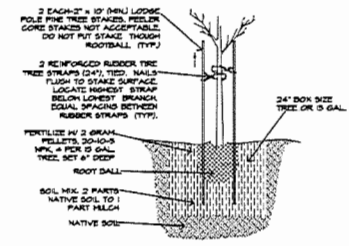
E. BOLIVAR ST

SITE PLAN
SCALE 1"=10'-0"

253071007000

GROUND COVER LEGEND

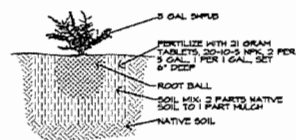
SCIENTIFIC NAME	COMMON NAME	SIZE	# SPECIES
MULCH OR BARK	MULCH OR BARK	8x8	AS NEEDED
LANDSCAPE ROCK	DECORATIVE ROCK	1'-4'-2"	AS NEEDED



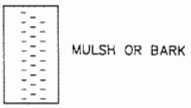
TREE PLANTING DETAIL
N.T.S.



ROSMARINUS OFFINALIS



SHRUB PLANTING DETAIL
N.T.S.



MULCH OR BARK

REVISIONS	BY

BURMAN CONSTRUCTION LLC
 12000 WILSON BLVD
 SUITE 100
 SAN ANTONIO, TX 78241
 TEL: 214-343-7000
 FAX: 214-343-7001
 WWW.BURMANCONSTRUCTION.COM

PLANS FOR:
HARSHADRAY & HARSHITA PATEL
 2110 NORTH MAIN ST
 SAULINAS, CA 95806
 (931)262-6765

PROJECT:
GPA AND PZ APPLICATION
 2110 NORTH MAIN ST,
 SAULINAS, CA 95806
 APN# 253-074-005-000

SHEET TITLE:
LANDSCAPING

DRAWN BY	
CHECKED BY	
DATE	6/18/19 (11.00)
SCALE	AS NOTED
JOB NO.	
SHEET NUMBER	L-1
TOTAL SHEETS	



City of Salinas

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

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

ENGINEER'S REPORT

PURPOSE: RZ2022-003 & GPA2022-003

DATE: 8/1/2022

LOCATION: 2110 N. Main St.

PLANNER: Thomas Wiles

OWNER/APPLICANT: Ray Patel

DEVELOPMENT PROPOSAL: General Plan Amendment and Rezone at Capitol Motel.

RECOMMENDATION: Revisions Required

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Swift Consulting Services, dated July 12, 2022.*

REVISIONS REQUIRED

1. Site Plan – Property appears to be within a Regulatory Floodway, applicant shall provide and Elevation Certificate prepared by a Licensed Surveyor.

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

CITY OF SALINAS

Javier Hernandez

Senior Development Engineer

for

Adriana Robles, PE, CFM

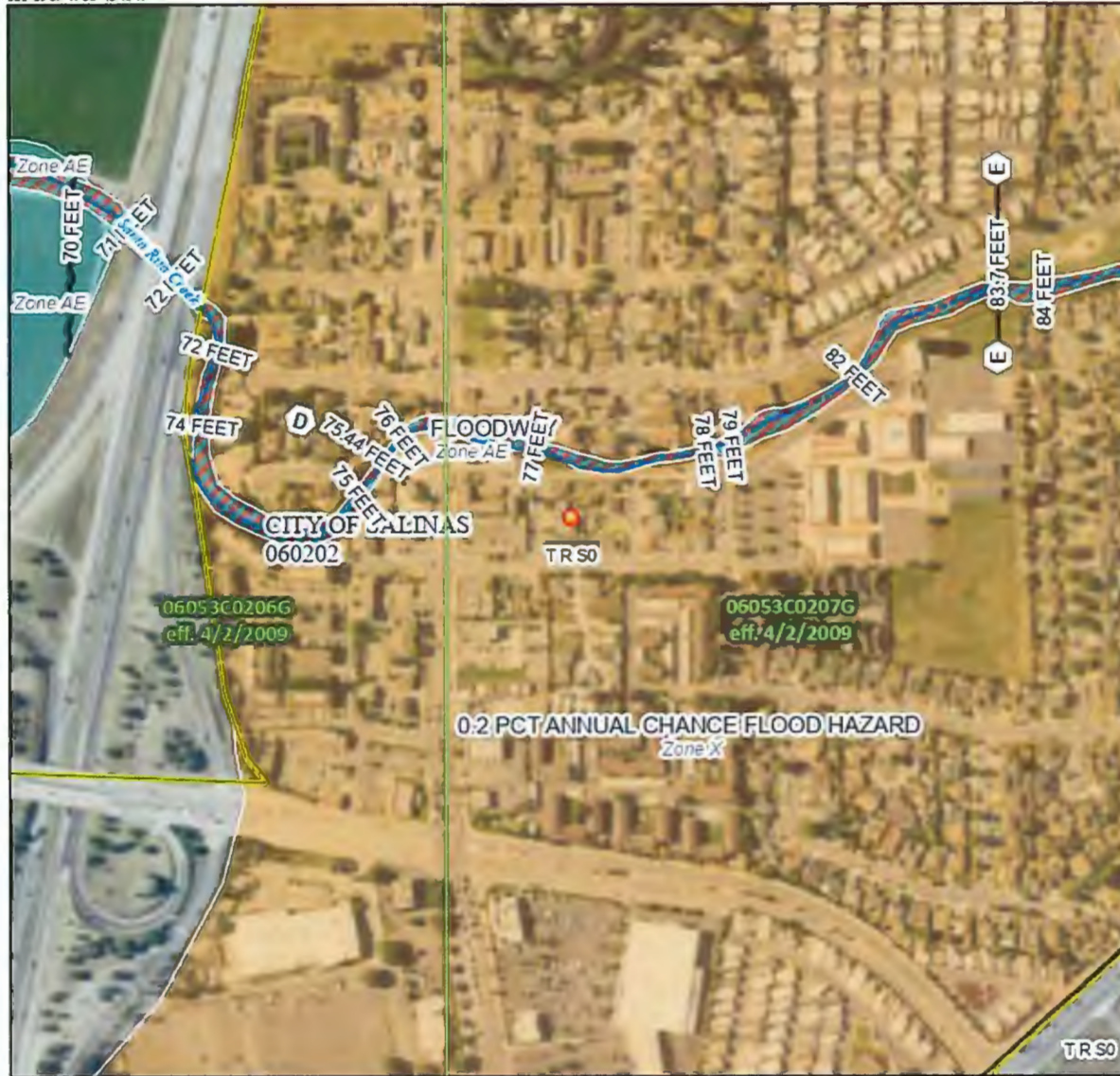
City Engineer

Exhibit 10

National Flood Hazard Layer FIRMMette



121°39'37"W 36°43'40"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

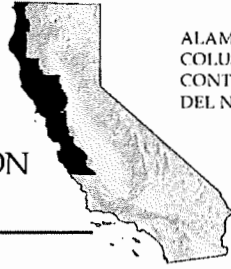
- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2022 at 7:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



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

December 7, 2022

File No.: 22-0306

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

re: GPA 2022-003 & RZ 2022-003 / APN 253-074-005 at 2110 North Main St., Salinas/ Daniel Saphorghan
Dear

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:

Application for a General Plan Amendment and Rezone of the eastern portion of the property which is zoned Residential Low Density (R-L-5.5) GPA and RZ to change the above designations to "Retail" and "CR" zone to be consistent with the other portion of the property which would allow for an extended stay hotel with CUP. This GPA and RZ were requested by City Planning department in an incomplete letter dated February 17th 2022 as a response to an existing and ongoing CUP application.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). As per the project description, there is to be no ground disturbance planned or foreseen. Therefore, further study for archaeological resources is not recommended at this time. Should the description of this project change, we recommend further review for the possibility of identifying Native American and historic-period archaeological resources.

XX We recommend 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.

Exhibit 11

Built Environment Recommendations:

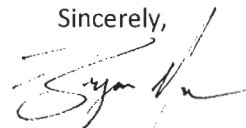
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish extending upwards and to the right.

Bryan Much
Coordinator

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JAINIKA CORPORATION				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2110 NORTH MAIN STREET UNIT 101				Company NAIC Number:	
City SALINAS		State California		ZIP Code 93906	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) ASSESSORS PARCEL NUMBER 2536-074-005-000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>COMMERCIAL (MOTEL)</u>					
A5. Latitude/Longitude: Lat. <u>36°43' 29.10" N.</u> Long. <u>121°39' 22.00" W.</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>600.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF SALINAS 060202 (Monterey County 06053 C)			B2. County Name MONTEREY		B3. State California
B4. Map/Panel Number 0207	B5. Suffix G	B6. FIRM Index Date 04-02-2009	B7. FIRM Panel Effective/ Revised Date 04-02-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 76.5
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2110 NORTH MAIN STREET UNIT 101			Policy Number:
City SALINAS	State California	ZIP Code 93906	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GU 3881 "BORONDA 1974" Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 76.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 80.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 80.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 77.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 79.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name DAVID T. EDSON	License Number LS 4974	
Title OWNER		
Company Name CENTRAL COAST SURVEYORS		
Address 5 HARRIS CT. STE N-11		
City MONTEREY	State California	

Signature 	Date 09-23-2022	Telephone (831) 394-4930	Ext.
--	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2(e) Refers to electrical outlet in adjacent storage room.

Units situated to the east and attached to this unit are similar in configuration and similar in elevation.

Unit 101 shown partially in the regulatory floodway on the FIRM due to a mapping discrepancy.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2110 NORTH MAIN STREET UNIT 101			Policy Number:
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**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2110 NORTH MAIN STREET UNIT 101			Policy Number:
City SALINAS	State California	ZIP Code 93906	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW 9/19/2022

Clear Photo One



Photo Two

Photo Two Caption RIGHT SIDE VIEW 9/19/2022

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2110 NORTH MAIN STREET UNIT 101			Policy Number:
City SALINAS	State California	ZIP Code 93906	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption REAR VIEW 9/19/2022

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

Swift Consulting Services

July 12th 2022

City of Salinas
Community Development Department
65 West Alisai Street
Salinas, CA 93901

Subject: General Plan Amendment and Rezone of portion of property Capitol Motel 2110 North Main Street, Salinas, APN 253-074-005-000

This is a combined application, **General Plan Amendment** and **Rezone** of subject property to allow for extended stay housing for agricultural workers. A CUP has already been applied for, however, the owner was unaware that the property needed a GPA and RZ to allow for this type of use. Recent changes in the zoning ordinance 2665 now allow for extended use in the CR zones with a successful CUP application.

The existing property has two General Plan designations Retail and Residential - Low density. Applicant would like to amend the general plan designation of the Residential – low density eastern portion of the parcel to **Retail** so it matches the western portion of the parcel to establish continuity in the General Plan designation as the whole parcel would be designated Retail.

The current property also has 2 zones: Commercial Retail and R-L-5.5. Applicant would like to rezone the eastern portion from R-L-5.5 to **Commercial Retail (CR)** so it matches the western portion and establish Commercial Retail (CR) continuity in the zoning of this parcel.

Please find the following attachments:

1. Development review application GPA and RZ
2. GPA and RZ Change Request
3. 2110 N Main St. Site Plan

This GPA and RZ application is part of the CUP application being deemed complete and is vital to gain extended stay use for this parcel which would enable the property to continue to provide much needed housing for agricultural workers.

Yours sincerely,



Daniel Saphorghan
Development Consultant

Commercial
Retail (CR)
Zoning District

Residential - Low
Density (R-L-5.5)
Zoning District



General Plan Amendment from Residential to Retail.
Rezone change form R-L- 5.5 to Commercial Retail - this portion of the parcel



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 ♦ Email: elders@santaynezchumash.org

September 12, 2022

City of Salinas
Community Development Department
65 West Alisai Street
Salinas, CA 93901

Att.: Thomas Wiles, Senior Planner

Re: General Plan Amendment 2022-003 and Rezone 2022-003 Located at 2110 North Main Street APN 253-074-005-000

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@santaynezchumash-nsn.gov

Exhibit 14

**CAPITOL MOTEL GENERAL PLAN AMENDMENT AND REZONE
 MITIGATION MONITORING AND REPORTING PROGRAM
 2110 NORTH MAIN STREET
 (GENERAL PLAN AMENDMENT 2022-003, REZONE 2022-003, AND
 CONDITIONAL USE PERMIT 2022-005)**

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.

I:\ComDev\Planning Share Space\General Plan Amendments\GPA 2022-003, RZ 2022-003, & CUP 2022-005 - 2110 N Main St\ER 2022-012\GPA 2022-003, RZ 2022-003, and CUP 2022-005 Mitigation Monitoring and Reporting Program.docx