

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2024-02**

**RESOLUTION RECOMMENDING TO THE SALINAS CITY COUNCIL APPROVAL
OF GENERAL PLAN AMENDMENT (GPA 2023-001), REZONE (RZ 2023-001),
CONDITIONAL USE PERMIT (CUP 2022-059), RESUBDIVISION (RS 2022-006), AND
MINOR MODIFICATION TO CONDITIONAL USE PERMIT 1977-031 (MM 2022-019);
TO CONSTRUCT A 36 UNIT 100% AFFORDABLE SENIOR HOUSING PROJECT
LOCATED AT 98 KIP DRIVE**

WHEREAS, on February 21, 2024, the Salinas Planning Commission at the request of CHISPA Incorporated held a duly noticed public hearing to consider the following applications for a property located at 98 Kip Drive (Subject Property) in the Public/Semipublic Zoning District (APN: 261-661-011-000):

1. General Plan Amendment 2023-001 (GPA 2023-001); Request to change the General Plan designation of a 0.85-acre portion of a 2.3-acre lot from “Public/Semipublic” to “Residential High Density”;
2. Rezone 2023-001 (RZ 2023-001); Request to rezone the same above referenced 0.85-acre portion of a 2.3-acre lot from “Public/Semipublic (PS)” to “Residential High Density (R-H-2.1)”;
3. Conditional Use Permit 2022-059 (CUP 2022-059); Request to construct a three story, 36-unit, multifamily residential 100% affordable senior housing Project. The Project consists of 36 units one (1) bedroom units including one (1) manager unit, 31 off-street parking spaces with a five (5) space (14%) parking reduction, concession and waiver requests for usable open space, density, and off-street parking and alternative means of compliance for landscaping along the east property line;
4. Resubdivision 2022-006 (RS 2022-006); Request for a parcel map (vesting tentative parcel map) to subdivide a 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each; and
5. Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019); Request to delete the terms and conditions of Conditional Use Permit 1977-031 (CUP 1977-031), from the proposed 0.85-acre lot, which currently applies the entire 2.3-acre lot; and

WHEREAS, the Planning Commission weighed the evidence presented at the February 21, 2024 public hearing, including the staff report which is on file at the Community Development Department together with the record of environmental review; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council adopt the proposed Mitigated Negative Declaration and approve General Plan Amendment 2023-001, Rezone 2023-001, Conditional Use Permit 2022-059,

Resubdivision 2022-006, and Minor Modification to Conditional Use Permit 1977-031 (MM 2022-019) and adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration:

The Planning Commission hereby finds that a Mitigated Negative Declaration (ND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Commission has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the Commission's independent judgment and analysis. On this basis, the Commission recommends that the City Council adopt the Mitigated Negative Declaration.

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on January 11, 2024; the deadline for comments was February 9, 2024. The State Clearinghouse received the document on January 10, 2024; the deadline for Clearinghouse comments was February 8, 2024 (SCH# 2024010222).

Public comments were received from the following during the comment period as described below:

1. Comments received via email from Monterey Salinas Transit on January 25, 2024.
 - a. Monterey Salinas Transit (MST) serves, operates and maintains two (2) existing stops within the project's vicinity for Line 41. Line 41 travels from the Salinas Transit Center to Northridge Mall via East Alisal Street. Per MST, the service operates every 30 minutes on weekdays and hourly on weekends. MST encourages the Applicant (CHISPA) to enroll in their Group Discount Program to offer employees and hotel guests bus passes at substantially reduced rates.

Staff Response: MST information has been provided to the Applicant.

2. Comments received via email from Monterey Bay Air Resources District (MBARD) on February 9, 2024.
 - a. The emission estimates stated in Pages 6-7 of the Initial Study must be supported

by substantial evidence, such as the use of the California Emissions Estimator Model (CalEEMOD).

Staff Response: Staff used the CalEEMOD model to calculate the average daily emissions of VOC's or NOx, CO, PM10, and SOx. Per the CalEEMOD the calculations for the proposed project as compared to the maximum allowed as per MBARD will be the following:

<u>Emission</u>	<u>Project Emission</u>	<u>MBARD Maximum</u>
VOC or NOx	1 lb./day	137 lbs./day
CO	1.4 lbs./day	550 lbs./day
PM	.02 lb./day	82 lbs./day
SOx	1 lb./day	150 lbs./day

Per the above table, the estimated emissions from the proposed project will be less than the maximum allowed MBARD emissions and will be in compliance.

- b. Because of the project's proximity to sensitive receptors, fugitive dust should be mitigated during the construction phase of the project.

Staff Response: As a part of the building permit process, the Applicant will need to comply with the dust control measures stated in Zoning Code Section 37-50.180(j) and conform to the City's National Pollutant Discharge Elimination System (NPDES) requirements and stormwater management and discharge control Ordinance as per Zoning Code Section 37-50.180(k). In addition, as required by the draft CUP 2022-059, the Applicant or successor-in-interest shall obtain all applicable permits from MBARD and consult with them concerning any potential need for a diesel health risk assessment.

- c. If a generator, boiler, or other stationary sources of air pollutants are needed to support the construction process or will be installed for use in the operation of the project, a permit from MBARD may be required. In addition, any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) may also require a MBARD permit.

Staff Response: Per CUP 2022-059, if required, the Applicant or successor-in-interest shall obtain all applicable permits from MBARD.

- d. If older underground asbestos (Transite) piping is encountered during construction work, the requirements of MBARD Rule 424 National Emission Standards for Hazardous Air Pollutants (NESHAP) could be triggered.

Staff Response: Per CUP 2022-059, if required, the Applicant or successor-in-interest shall obtain all applicable permits from MBARD, including if older

underground asbestos (Transite) piping is encountered during construction.

- e. The Applicant or successor-in-interest should consider making electric vehicle (EV) charging stations available in the facility's parking areas.

Staff Response: This comment has been forwarded to the Applicant.

For General Plan Amendment 2023-001:

- 1. That the proposed General Plan Amendment is in conformance with all other goals, policies, programs, and land uses of the Salinas General Plan.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed change of a land use designation for a 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic (PS)" to "Residential High Density (R-H-2.1)" is not expected to result in negative impacts or conflicts with surrounding properties, because it would be consistent with the designation of the adjacent property located of the project site at 90 Kip Drive and allow for uses prescribed by the City's 2002 General Plan land use designation of Residential High Density.

- 2. That the proposed General Plan Amendment promotes the public necessity, convenience, and general welfare.***

The General Plan Amendment promotes the public necessity, convenience and general welfare because the proposal will allow an existing lot to have a consistent designation and allow for a proposed multi-family residential use with 100% affordable housing.

For Rezone 2023-001:

- 1. The amendment is consistent with the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

The proposed Amendment is consistent with Salinas General Plan Policies. The proposed change of a land use designation for 0.85-acre portion of a 2.3-acre lot from "Public/Semipublic (PS)" to "Residential High Density (R-H-2.1)" is not expected to result in negative impacts or conflicts with surrounding properties, because it 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 Residential High Density.

- 2. The amendment will not have the effect of reversing the policies of the Salinas General Plan, any applicable Specific Plan, and other plans and policies adopted by the Salinas City Council.***

There are no policies within the Salinas General Plan that would be reversed as a result of this amendment. There are no Specific Plans or Precise Plans applicable to the site.

3. *The amendment would not create an isolated district unrelated to adjacent zoning districts.*

The proposed zoning amendment will not create an unrelated zoning district because the rezoning would extend the boundary of the existing and contiguous Residential High Density (R-H-2.1) Zoning District located adjacent to the south at 90 Kip Drive.

4. *The City has the capability to provide public utilities, roads, and services to serve the uses allowed by the proposed amendment.*

Salinas is an urbanized area and public infrastructure is presently in place to serve most uses. The proposed Rezoning would not create the need for additional infrastructure.

For Conditional Use Permit 2022-059:

1. *The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;*

The project site is currently designated “Public/Semipublic” by the 2002 Salinas General Plan. The related General Plan Amendment will redesignate an approximate 0.85-acre portion of a 2.3-acre lot from “Public/Semipublic” to “Residential High Density”. This would allow for increased density for the proposed multi-family residential use with 100% affordable housing. Per the General Plan, Residential High Density provides for the development of row houses, condominiums, and apartments. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed General Plan Amendment is also consistent with Policies H-1.1, because it encourages a variety of housing types, designs, and prices throughout the City, H-1.9, which encourages the development of higher density apartments in locations that are served by major transit corridors and have good pedestrian and cyclist facilities, and Policy H-3.3, which encourages and supports the development of senior housing and assisted facilities on sites within proximity to public transportation and services. The related General Plan Amendment is consistent with Salinas General Plan Policies.

As shown on the official Zoning Map, the project site is zoned Public/Semipublic (PS). The related Rezone would change the Zoning designation of an approximate 0.85-acre portion of a 2.3-acre lot from Public/Semipublic (PS) to Residential High Density (R-H-2.1). This would allow the project increased density, because in the PS District, all residential development must comply with the Residential Medium Density (R-M-2.9) development regulations, which only allows for one (1) unit for every 2,900 square-feet of lot area; whereas, the R-H-2.1 District allows for a minimum density one (1) unit for every 2,100 square-feet of lot area. In addition, upon approval of the related General Plan Amendment and Rezone, the proposed affordable senior housing project with a 100%

density bonus may be considered through the CUP process. Per Section 37-30.150, the purposes of the Residential High Density are to: Provide appropriately located areas for high density and multifamily dwellings consistent with the general plan and with standards of public health and safety established by the Municipal Code; Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, inappropriate population density, traffic congestion, and other adverse environmental impacts; Promote development of affordable housing, housing for qualifying residents, and day care facilities by providing a density bonus for projects, which meet state and/or city density bonus requirements; Achieve design compatibility through the use of site development regulations and design standards; Protect adjoining low and medium density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multifamily dwellings; Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; Ensure the provision of public services and facilities needed to accommodate planned population densities; Encourage attractive and interesting residential streetscapes and high density developments that are pedestrian-oriented and reflect traditional residential design principles; and Promote safe residential neighborhoods through the incorporation of crime prevention through environmental design (CPTED) features in dwelling and site design. In addition, the additional purposes of the R-H-2.1 District is to provide for high density multifamily dwelling units where the minimum density is more than fifteen dwelling units per net acre and the maximum density is not more than twenty dwelling units per net acre without a density bonus. The proposed multi-family residential use with 100% affordable housing will comply with the purposes of the R-H-2.1 Zoning District.

2. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

The project site is currently designated “Public/Semipublic” by the 2002 Salinas General Plan. The related General Plan Amendment will redesignate an approximate 0.85-acre portion of a 2.3-acre lot from “Public/Semipublic” to “Residential High Density”. This would allow for increased density for the proposed multi-family residential use with 100% affordable housing. Per the General Plan, Residential High Density provides for the development of row houses, condominiums, and apartments. The proposed project is consistent with General Plan Goals and Policies. Located on an in-fill site, the project would help maintain a compact City form, consistent with Land Use Policy LU-2.4. The proposed General Plan Amendment is also consistent with Policies H-1.1, because it encourages a variety of housing types, designs, and prices throughout the City, H-1.9, which encourages the development of higher density apartments in locations that are served by major transit corridors and have good pedestrian and cyclist facilities, and Policy H-3.3, which encourages and supports the development of senior housing and assisted facilities on sites within proximity to public transportation and services. The related General Plan Amendment is consistent with Salinas General Plan Policies.

3. *The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.*

Specific conditions of approval as described above are included in the draft Conditional Use Permit to ensure that the project complies with all requirements of the Salinas Zoning Code. For instance, a condition of approval requires review and approval of a photometric lighting plan prior to issuance of a building permit to ensure that the parking lot lighting is in compliance with City of Salinas Zoning standards.

For Resubdivision 2022-006:

1. *The proposed Parcel Map is consistent with the General Plan or any applicable Specific Plan, Precise Plan, zoning, or other applicable provisions of the Salinas Municipal Code;*

The existing 2.3-acre site is currently designated “Public/Semipublic” by Figure LU-3 of the Salinas General Plan and zoned “Public/Semipublic (PS)”. The proposed Parcel Map is related to General Plan Amendment 2023-001 and Rezone 2023 which would subdivide the 2.3-acre lot into two (2) lots of 1.45 and 0.85 acres each. Parcel One would consist of 1.45-acres and retain the existing Public/Semipublic General Plan designation and Zoning. Proposed Parcel Two would be 0.85-acres and be designated “Residential High Density” in the General Plan and rezoned “Residential High Density (R-H-2.1)”. The proposed Parcel Map is consistent with this Residential High Density land use designation and zoning. As shown below, the Parcel Map conforms with the minimum development standards of the PS and R-H-2.1 Districts:

Zoning Code Development Standards (R-H-2.1 District)					
Development Standard	Minimum Standard for PS	Proposed Parcel “A”	Minimum Standard for R-H-2.1	Proposed Parcel “B”	
Lot Size Minimum (square feet)	Pursuant to CUP	2.3-acres (100,188 s.f.)	7,200 s.f.	0.85-acres (37,026 s.f.)	
Lot Width-Minimum	Pursuant to CUP	238-feet	75 feet	141-feet	
Lot Depth-Minimum	Pursuant to CUP	238 feet	100 feet	253-feet	
Lot Frontage-Minimum	Pursuant to CUP	232 feet	35 feet	150-feet	
Front Yard Setback:	Pursuant to CUP	40-feet, 30-feet (corner side	15 feet	15-feet	

		yard)		
Side Yard Setback	Pursuant to CUP	10-feet	10 feet	10-feet (west) 56-feet (east)
Rear Yard Setback	Pursuant to CUP	10-feet	10 feet	20-feet
Lot Area per unit (Maximum allowed with 100% for Senior Housing Density Bonus)	Pursuant to CUP	N/A	36 units	36 units
Usable Open Space (600 s.f. per unit)	Pursuant to CUP	N/A	18,000 s.f.	4,900 s.f.
Maximum Height	Pursuant to CUP	N/A	45-feet	36-feet
Off-street parking	26 spaces	45 spaces	36 spaces	31 spaces

Per the above table, the proposed Parcel Map would result in noncompliance with the minimum requirements for usable open space and off-street parking. However, the Applicant has requested Density Bonus concessions pursuant to Government Code 65915, which authorize concessions pursuant to State Density Bonus laws for Affordable Senior Type 1 housing concerning usable open space, density, and parking. In addition, the project site is covered under Assembly Bill 2097 (AB 2097), which prohibits cities from imposing a minimum off-street parking requirement on residential projects located within a half-mile radius of a major transit stop. The proposed concession for off-street parking is a five (5) space, 14% reduction for Parcel “B” only. Parcel “A” has adequate parking to serve the existing religious assembly use. The concession for off-street parking is appropriate because a parking space will not be required for every unit. The Applicant’s records show that number of cars for three (3) similar senior projects in the City of Salinas indicate that the number of cars per unit ranges from 35% to 52%. By reducing the amount of land required for the off-street parking spaces and allowing more of the site to be used for apartment units, this concession results in identifiable and actual cost reductions to provide for affordable rents.

A concession for reduction in the amount of usable open space would allow for additional area of the project site to be used for apartment units, which will result in identifiable and actual cost reductions to provide for affordable rents. The Parcel Map would result in two (2) separate parcels; therefore, a reciprocal Parking, Access, and Drainage Agreement is required prior to issuance of a building permit. The remainder of the project will be subject to all applicable requirements of the Salinas Municipal Code. There are no Specific or Precise Plans applicable to the site.

2. ***The design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans;***

Salinas General Plan Policy CD-2.5 calls for designs that maximize “eyes on the street”. Salinas General Plan Policy H-3.3 calls for the production of senior housing. The proposed 36-unit 100% affordable senior residential project will provide increase housing opportunities for the community. These proposed changes adhere to the design requirements of the Salinas Zoning Code, which is based on the 2002 General Plan. The density bonus for related Conditional Use Permit 2022-059 conforms with Housing Element Policy H-1.5, which encourages the use of the density bonus program. There is no Specific Plan applicable to the site.

3. *The site is physically suitable for the type of development;*

The site is substantially flat and is a currently vacant portion of the project site. The Applicant proposes construct a new 36-unit 100% affordable senior residential project. The site does not contain any known features that would render it physically unsuited for development. The site is primarily square in shape and is physically suited for the proposed development.

4. *The site is physically suitable for the proposed density of development:*

The project site is 0.85-acres, which would allow for a maximum of 36 units per acre on the site for a Senior Housing Density Bonus. As a 100% affordable project, the Project qualifies for an 100% density bonus for senior housing per Zoning Code Section 37-50.060. The density of the site is therefore physically suitable for the proposed Parcel Map.

5. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*

The project site for the new 36-unit affordable senior residential project is 0.85-acres and is currently vacant. The site is surrounded by developed properties; no environmental damage or injury to fish or wildlife is expected with the proposed project.

6. *Neither design of the subdivision nor the type of improvements are likely to cause serious public health problems;*

The project site for the new 36-unit affordable senior residential project is 0.85-acres and is currently vacant. The infill site is surrounded by existing educational and residential uses. No public health problems are anticipated as a part of the proposed project.

7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;*

Development of the property will not conflict with any known easements.

8. ***That the waste discharge from the proposed Parcel Map into a community sewer system will not result in violations of existing requirements prescribed by the Regional Water Quality Control Board.***

The Applicant or successor-in-interest will be required to pay the City's Sanitary Sewer Fee and comply with the City's regulations to ensure that the City's Sewer System is sufficient to prevent any violations of the existing requirements prescribed by the Regional Water Quality Control Board.

9. ***The land is not subject to a contract under the Williamson Act or complies with the exceptions listed in Section 66474.4(b) of the Subdivision Map Act.***

There are no Williamson Act contracts associated with the site, and the site is not agricultural land.

For Minor Modification 2022-019:

1. The proposed Minor Modification to Conditional Use Permit 1977-031 would delete the terms and conditions of Conditional Use Permit 1977-031 (MM 2022-19), from the proposed 0.85-acre project site containing the multi-family residential use for affordable senior housing. Conditional Use Permit 1977-031 authorized development and operation of a religious assembly use on the entire 2.3-acre lot. The religious assembly use would remain on the proposed 1.45-acre lot located adjacent to the west of the site. Per Zoning Code Section 37-30.390, Table 37-30.390, religious assembly uses are permitted in the Public/Semipublic (PS) Zoning District pursuant to a Conditional Use Permit (CUP).

PASSED AND APPROVED this 21st day of February 2024, by the following vote:

AYES: Chairperson Gonzalez, Commissioners Manzo, McKelvey Daye, Meeks

NOES: None

ABSTAIN: None

ABSENT: Commissioners Donohue, Purnell, Ramos

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on February 21, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

Planning Commission Resolution 2024-02

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

Page 11 of 11

SALINAS PLANNING COMMISSION

Date:

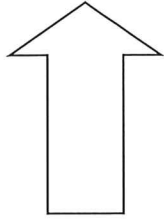
2/22/24



Courtney Grossman
Secretary

Attachments:

- Exhibit 1: Vicinity Map
- Exhibit 2: General Plan Amendment Map for 2110 North Main Street
- Exhibit 3: Rezone Map for 2110 North Main Street
- Exhibit 4: Conceptual Vesting Tentative Parcel map dated June 26, 2023
- Exhibit 5: Mitigation Monitoring and Reporting Program



North

Vicinity Map



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



North

General Plan Amendment Map



General Plan Amendment 2023-001

(Related to Rezone 2023-001)

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

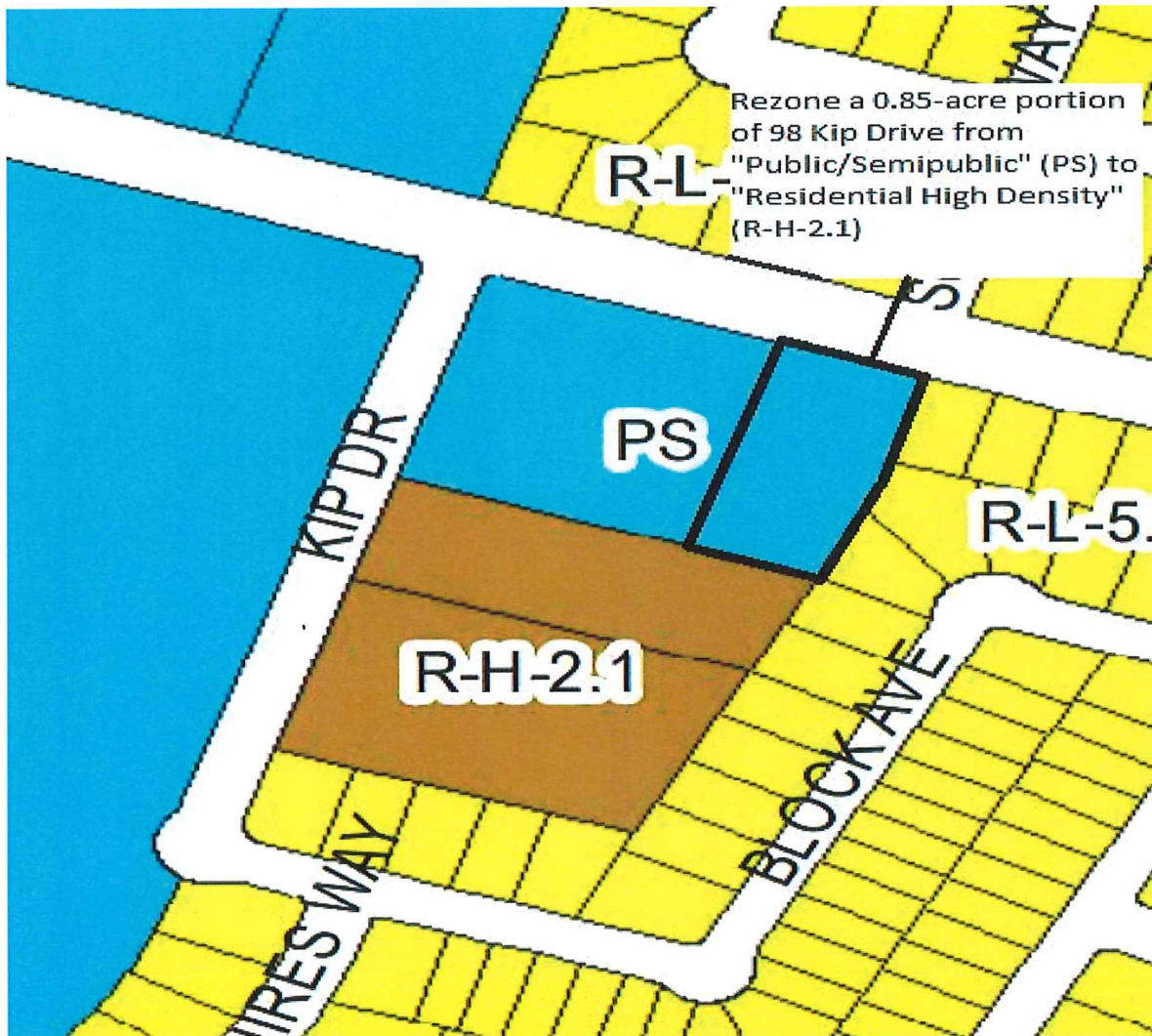
I:\ComDev\Planning Share Space\98 Kip Dr\GPA 2023-001 GPA map.doc

Exhibit 2



North

Rezoning Map



REZONE 2023-001

(Related to General Plan Amendment 2023-001)

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

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

LEGEND

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

- | | |
|--|------------|
| GROUND CONTOUR | 100 |
| SUBJECT PROPERTY LINE | --- |
| PROPOSED PROPERTY LINE | --- |
| CONTROL POINT | Δ100 |
| BENCHMARK | BM |
| FOUND IRON PIPE, AS NOTED | ⊙ |
| SPOT GRADE | + 928.30 |
| TREE | ⊙ 12" 0.4K |
| TREE DRIPLINE | --- |
| FIRE HYDRANT | ⊙ |
| FENCE | X |
| SIGN | --- |
| OVERHEAD UTILITY LINE(S) | OH |
| UNDERGROUND UTILITY LINE | E |
| UTILITY POLE SHOWING ARMS AND GUY WIRE | UP-3 |
| STORM DRAIN/SEWER MANHOLE | ⊙ |
| UNDERGROUND GAS LINE | --- |
| SANITARY SEWER (GRAVITY) | --- |
| LIGHT, ELECTROLIER | ☆ |
| STORM DRAIN INLET | ⊙ |

EXISTING EASEMENT NOTES:

- EASEMENTS OF RECORD AS IDENTIFIED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4408-5877183, DATED OCTOBER 4, 2022, EXCEPTIONS AND EXCLUSIONS:
- EXCEPTIONS 1, THROUGH 4, NOT EASEMENT INTERESTS
 - EASEMENTS OVER EXISTING ROADS, PIPELINES - NONE KNOWN, EXCEPT AS SHOWN
 - POLE LINE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 - NOT AN EASEMENT INTEREST
 - PG&E EASEMENT - NOT PLOTTABLE
 - PG&E EASEMENT - NOT PLOTTABLE
 - PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 - PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 - TELEPHONE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 - THROUGH 19, NOT EASEMENT INTERESTS



PROJECT DATA

OWNER/SUBDIVIDER
ST. GEORGE EPISCOPAL CHURCH
ST. GEORGE EPISCOPAL CHURCH
SALINAS, CA 93906
ATTN: (831) 449-6709

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

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

GENERAL PLAN LAND USE:
P-H-21 (RESIDENTIAL HIGH DENSITY)

STORM DRAINAGE:
CITY OF SALINAS
WASTEWATER SEWER
CAL WATER
PG&E
TELEPHONE
CONCAST

UTILITY PROVIDERS:
CITY OF SALINAS
WASTEWATER SEWER
CAL WATER
PG&E
TELEPHONE
CONCAST

ZONING:
P-H-21 (RESIDENTIAL HIGH DENSITY)

PARCEL A:
1.45 AC

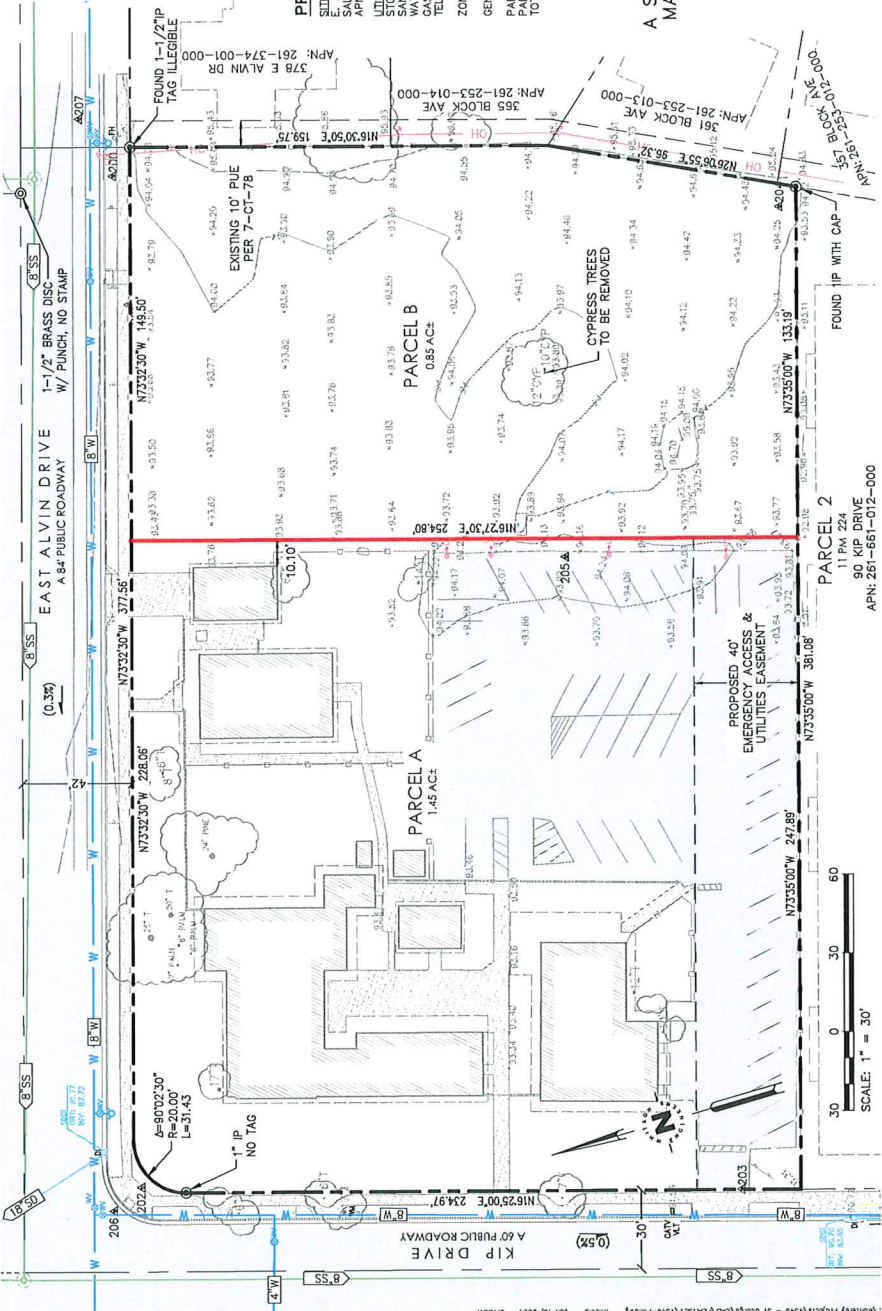
PARCEL B:
0.85 AC

TOTAL ACREAGE:
2.30 AC

VESTING TENTATIVE PARCEL MAP

CHISPA - ST GEORGE'S
A SUBDIVISION OF A 2.30AC PARCEL 1, BOOK 11 OF PARCEL MAPS, AT PAGE 224 IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PREPARED BY:
Whitson ENGINEERS
6 Harris Court, Monterey, California
831.449.5225 whitsonengineers.com
Civil Engineering + Land Surveying
06/26/2023 JOB NO. 4546.00



SCALE: 1" = 30'

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

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

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	In the event that cultural materials are encountered during development, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	Ensure protection of on-site cultural resources.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	During construction phase.
TR-1 Transportation	Pay all applicable traffic impacts fees as determined by the City Engineer.	Ensure that potential traffic impacts are reduced to a level of insignificance.	Applicant, or Successor in Interest.	Public Works Department and Community Development Department.	Prior to issuance of a building permit.

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