



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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### 1. BACKGROUND

**Project Name:** Palma School Athletic Field Improvements (Conditional Use Permit 2021-033 (CUP 2021-033))

**Project Location:** 919 Iverson Street in the Public/Semipublic (PS) Zoning District

**Assessor Parcel Number:** 002-562-001-000

**See Attached Vicinity Map**

**Current Land Use:** Private School with accessory Religious Assembly (Palma School)

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

North: Residential/Residential Low Density (R-L-5.5) & Public & Semipublic (PS)

South: Woodside Neighborhood Park/Park (P)

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

West: Residential/Residential High Density (R-H-2.1) & Residential Medium Density (R-M-2.9)

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

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

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

**Project Description:** The proposed project is located at Palma School, a private school with accessory Religious Assembly located on an approximate 13.84-acre site at the southeast corner of Iverson Street and West Acacia Street. Palma School serves grades 6 through 12 with educational, administrative, and religious assembly. The site includes 150 off-street parking spaces located on the northern portion of the property. The athletic facilities are located on the southern portion of the site.

The project includes the following improvements to the existing athletic facilities at Palma School, a private school with accessory Religious Assembly:

1. Demolition of existing athletics office, field house, and metal building to be replaced with a new one-story 9,220 square-foot field house building;
2. Replacement of natural turf sports field with synthetic turf;
3. Replacement and relocation of existing batting cages;

4. Replacement of existing baseball dugouts with new dugouts;
5. Replacement and relocation of an existing press box with a new 144 square-foot structure;
6. Reorientation of the existing long and triple jump area;
7. Install new landscaping; and
8. Construction of an eight (8) foot high wrought-iron fence along Iverson Street.

**Environmental Factors Potentially Affected:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agricultural Resources        | <input checked="" 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 checked="" 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><b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, <i>would the proposal:</i></p> <p>(a) Have a substantial adverse effect on a scenic vista?</p> <p>(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>(c) In non-urbanized areas,</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, A5, A6, A7, A8, M1, N1</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	
substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?  (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a-c) The proposed project is not located adjacent to or near a scenic vista or a scenic highway. The proposed 9,220 square-foot field house will include exterior facades with pitched roofs. According to the application materials, the project will include landscaping and wrought iron fencing along Iverson Street. Therefore, the project is not expected to degrade scenic resources or the visual character of the area.
- (d) Development of the project will not create additional light and glare because no field lights or parking lot lighting is proposed. In addition, the subject property will be required to comply with the City’s lighting standards.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>2. AGRICULTURAL RESOURCES.</b> <i>Would the proposal:</i></p> <p>(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?</p> <p>(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p> <p>(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p>(d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>(e) Involve other changes in the existing environment which, due to their location 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 type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A6, A7, M1, N1</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	
nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					

Discussion

a-c) The site is located on a developed in-fill property within the PS (Public and Semipublic) zoning district. The project site is currently used by Palma School and the proposed athletics field improvements would not impact agricultural resources. Farming activities are not 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	
<p><b>3. AIR QUALITY.</b> <i>Would the proposal:</i></p> <p>(a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>(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?</p> <p>(c) Expose sensitive receptors</p>	<p><input checked="" 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 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>A1, A2, A6, A7, A8, F1, F2</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	
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"/>	

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 Public/Semipublic project.

### Mitigation

AQ-1 During construction, the applicant or successor in interest shall:

- a) Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day.
- b) Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways.
- c) Prohibit all grading activities whenever wind speeds exceed 15 mph.
- d) Maintain a minimum of two feet for freeboard for all haul trucks.
- e) Cover all trucks hauling dirt, sand, or loose materials.
- f) Cover inactive storage piles.
- g) Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement.
- h) Place gravel base near site entrances to clean tires prior to entering public roadways.

AQ-2 Prior to issuance of any grading permit and/or building permit, the Applicant or successor in interest shall consult with the Monterey Bay Air Resources District regarding the potential need for a diesel health risk assessment and shall mitigate diesel impacts to a less than significant level in accordance with the Air District requirements.

AQ-3 All applicable permits from the Monterey Bay Air Resources District shall be obtained for building demolition and construction.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
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<p><b>4. BIOLOGICAL RESOURCES.</b>  <i>Would the proposal result in impacts to:</i></p> <p>(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>(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</p> <p>(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?</p> <p>(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident 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 type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A6, A7, A8, M1, N1</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	
migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved 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 PS (Public and Semipublic) zoning district. There is no native flora or fauna remaining on the project site. It is not located within a wetland habitat, riparian woodland or vernal pool, nor is it located near any sensitive habitat areas. It will not conflict with a Habitat Conservation Plan, or other habitat plan.

Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>5. CULTURAL RESOURCES.</b> <i>Would the proposal:</i>					A1, A2, A3, A6, A7, O1,

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	
(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"/>	O2
(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 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 May 31, 2022 and June 24, 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 August 18, 2022, staff received the attached response from the Santa Ynez Band of Chumash Indians stating they did not have any comments. Staff did not receive requests for tribal consultation from any of the other consulted California Native American Tribes.

On May 31, 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 from CHRIS dated June 20, 2022 (Source O2), there is no record of any previous cultural resource studies at the proposed project area and that the proposed project area has a low possibility of containing unrecorded archaeological sites. Therefore, per the CHRIS comments, no further study for archaeological resources is required. To address archaeological concerns, Mitigation Measure CU-1/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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

Mitigation

CU-1 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 pursuant to Public Resources Code Section 21083.2.

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

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 any 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	
<p><b>7. GEOLOGY/SOILS.</b> <i>Would the proposal result in or expose people to potential impacts involving:</i></p> <p>(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>(ii) Strong seismic ground shaking?</p> <p>(iii) Seismic-related ground failure, including liquefaction?</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>A1, A2, A6, A7, A8, M1, N1</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	
(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 disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion [a (i-iv)]

a (i-iv) As shown on the Seismic Hazards Map for the Greater Salinas Planning Area (Figure 5.10-1 of the Salinas General Plan Final EIR), the site is located within the Moderately High Seismic Hazard Zone. The proposed building 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) Construction of the proposed athletic facility improvements are 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 the building permit process to determine the possible presence of expansive soils. Results and conclusions of the report would be incorporated into the final project design.

Mitigation

No mitigation is required.

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

Discussion

- (a) The proposed project will not generate, either directly or indirectly, greenhouse gas emissions causing a significant impact on the environment.

- (b) The proposed project will not conflict with any other applicable plans, policies, or regulations adopted for the purposes of reducing the emissions of greenhouse gases including:
- Assembly Bill 32, which requires the state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 to be achieved by 2020.
  - Senate Bill 375, which requires the state board, working in consultation with the metropolitan planning organizations, to provide each affected region with greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 by September 30, 2010.-
  - At the time the City of Salinas General Plan 2002 was adopted, the issue of greenhouse gas emissions and the need to combat it in general plans had not risen to a critical level of concern. Nevertheless, the City adopted numerous goals and policies with the intent of improving development sustainability. These goals and policies have both direct and indirect benefits in terms of reducing GHG emissions. Important overall land use/urban design related themes in the General Plan that serve this purpose include:
    - i. Increasing density and intensity of development to promote more compact development and reuse/revitalization,
    - ii. Facilitating in-fill development as a means to promote compact development, and
    - iii. Promoting mixed-use development and a compact city core, emphasizing Traditional Neighborhood Development (TND) design, walkable neighborhoods, and transit-oriented development, especially in new growth areas.
  - The City of Salinas Final Supplemental EIR for the Salinas General Plan Program EIR 2007 (Supplemental EIR) provides specific mitigation for future development, but mostly for larger scale projects. In this case, the project would not result in a significant effect on the environment with regard to greenhouse gases.

#### Mitigation

No mitigation is required.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>9. HAZARDS &amp; HAZARDOUS MATERIALS.</b> <i>Would the proposal:</i></p> <p>(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>(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?</p> <p>(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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8, 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	
for people residing or working in the project area?					
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<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 development 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 construct a multi-purpose structure for Palma High School. 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 located on the grounds of Palma School [(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 over two and a half 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><b>10. HYDROLOGY AND WATER QUALITY.</b> <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</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>A1, A2, A6, A7, A8, A9</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	
waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?					
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<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,	<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	
dissolved oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).					
(ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater run-on?	<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	<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	
<p>project result in increased erosion downstream?</p> <p>(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?</p> <p>(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?</p> <p>(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?</p> <p>(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?</p> <p>(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?</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>	

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	
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a) Development of the proposed project will include new impervious surfaces such as the paved pedestrian areas and turf athletic fields. As per the Engineer's Report for the proposed project dated May 27, 2022 (Source A7) the proposed project can be approved with the conditions stated in the report. These conditions will need to be completed prior to issuance of a Grading or Building Permit and shall include a Stormwater Pollution Prevention Plan (SWPPP) to address NPDES/Site Disturbance, an Erosion Control Plan, and off-site improvements, including the installation of a minimum of 12 street trees. Compliance with the Engineer's Report shall be required as a part of the approval document for Conditional Use Permit 2021-033.
- (b) The proposed development is not expected to use significant quantities of water and therefore would not substantially deplete groundwater supplies. It would not interfere substantially with the direction or rate of flow of groundwater. California Water Service Company will supply water; no wells will be drilled as part of this project. In addition, the replacement of natural turf with artificial turf will reduce the amount of water usage.
- (c-e) Development of the project will increase impervious surfaces, affect drainage

patterns, and surface runoff. Additional surface runoff will be generated as a result of a higher percentage of on-site hardscape. A grading plan will be required to ensure that the site is correctly contoured to provide drainage into existing and proposed drainage lines to ensure that drainage impacts are reduced to a level of insignificance.

- (f) (see “a” above)
- (g-j) The project does not include a residential component and is not located within a 100-year flood area. Inundation by seiche, tsunami, or mudflow is unlikely because the site is located a considerable distance from the ocean and is relatively flat thereby negating a potential mudflow.

**Mitigation**

No mitigation is required.

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

**Discussion**

- (a) The project does not have the potential to disrupt or divide the physical arrangement of the community. Existing and planned adjacent uses will not be disrupted or divided as a result of the project.
- (b) The site is designated as Public/Semipublic in the General Plan and the Public and Semipublic (PS) Zoning District, which provides for educational uses such as

Palma School. Private School facilities with accessory Religious Assembly (chapel) such as Palma High School are considered through the Conditional Use Permit (CUP) process. The project is consistent with the Public and Semipublic District regulations. The project is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence. There are no habitat conservation plans or natural community conservation plans in the project area. Therefore, no conflicts will occur.

Mitigation

No mitigation is required.

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

Discussion

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

Mitigation

No mitigation is required.

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

Discussion

(a-b) The site is located within the 60 CNEL (Community Noise Equivalent Level) contour as shown on *Figure N-1 (Future Noise Contours)* of the 2002 Salinas General Plan. Surface vehicles generate the main source of noise for the depicted 60 CNEL contour. According to General Plan Table N-2, a maximum noise level of 60 dBA applies to Public and Semipublic and Residential uses and 70 dBA to Park uses. Therefore, the proposed development would not expose persons to noise levels in excess of the standards established in the General Plan. However, to reduce short-term impacts to the adjacent residential

development to the north, east and west of the project site during construction of the project, mitigation is recommended to limit construction activities between the hours of 7:00 a.m. and 9:00 p.m.

Residential uses are located to the north, west, and east of the project site and park uses to the south. Residential uses are located approximately 75 feet away to the west across Iverson Street. The proposed athletic field improvements are located within an area of Palma School which are currently being used for athletic activities such as baseball and track and field. The proposed project would not produce significant noise above current noise levels of the existing athletic facilities because the project does not propose to expand the athletic field and facilities, and does not increase the capacity of outdoor seating. There is no existing or proposed outdoor lighting for the athletic field, which limits all activities to daytime hours. All events located at the proposed field house building will be indoors which will limit any outdoor noise from the facility. The proposed project will be required to comply with Zoning Code Section 37-50.180(a), which limits the maximum noise level at a Residential property line to 60 dBA.

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.” In general, the more a new noise exceeds the previously existing ambient, the less acceptable the listeners will judge the new noise.

- (c) Per Figure LU-11 of the Salinas General Plan, the project site is not located in the Salinas Municipal Airport Area of Influence and is over two and a half miles from Runway 13-31. The site is located outside of the Airport’s 55 CNEL contour per General Plan Figure N-2 Salinas Airport Future Noise Contours. See Section 15(h) below for further discussion of Airport operations. Therefore, impacts on the proposed development from airport noise sources will not be significant.

#### Mitigation

- N-1 To reduce potential short term construction noise impacts to existing residential development to the north, east, and west of the subject site, construction activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

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

Discussion

(a-b) The proposed project does not include a residential component. It will not induce substantial growth, and it will not displace housing units or people. The subject site is 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	
<b>15. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental</i>					A1, A2, A6, A7, A8

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<i>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>					
(a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-e) The proposed project would be located on an in-fill site presently developed with an existing private school use with accessory religious assembly. Police and Fire services are currently available to serve the project site. No additional school children will be generated by the project. Iverson Street has been designed and constructed to accommodate the demands of this project. The project will not adversely impact existing park facilities because it will serve Palma School students and will not increase demand on government facilities. No other government services are expected to be impacted by the project.

Mitigation

No mitigation is required.

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

Discussion

- (a) The proposed project does not include residential development and will not create physical deterioration of other existing neighborhood and regional parks or other recreational facilities within the City of Salinas. The proposed athletic field improvements will serve Palma School and not increase demand for recreational facilities.
- (b) Construction of the proposed project will improve existing athletic facilities at Palma School. The project does not include new facilities, nor does it require construction or expansion of recreational facilities which might have an adverse effect on the environment.

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	
<b>17. TRANSPORTATION.</b> <i>Would the project:</i>  (a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?  (b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?  (c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  (d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8

Discussion

- (a) The proposed project will not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities because it will not expand an existing athletic field area or increase Vehicle Miles Traveled (VMT).
- (b) The proposed project will not increase Vehicle Miles Traveled (VMT) and would not have a conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b).
- (c-d) The site is currently developed. The project will not substantially increase hazards due to design features or incompatible uses. 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><b>18. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project:</i></p> <p>(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Californian Native American tribe, and that is:</p> <p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or</p> <p>ii. A resource determined by the Lead Agency, in its discretion and supported by substantial evidence,</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, A6, A7, O1, O2</p>

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in Subdivision (c) of Public Resource Code 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.					

Discussion

(a-c) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the Public Resources Code (Section 21083.2), in the event that cultural materials are encountered during 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 May 31, 2022 and June 24, 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 August 18, 2022, staff received the attached response from the Santa Ynez Band of Chumash Indians stating they did not have any comments. Staff did not receive requests for tribal consultation from any of the other consulted California Native American Tribes.

On May 31, 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 from CHRIS dated June 20, 2022 (Source O2), there is no record of any previous cultural resource studies at the proposed project area and that the proposed project area has a low possibility of containing unrecorded archaeological sites. Therefore, per the CHRIS comments, no further study for archaeological resources is required. To address archaeological concerns, Mitigation Measure CU-1/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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

Mitigation

TCR-1 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 pursuant to Public Resources Code Section 21083.2.

Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>19. UTILITIES &amp; SERVICE SYSTEMS.</b> <i>Would the project:</i></p> <p>(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect?</p> <p>(b) Have sufficient water supplies available to serve</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A6, A7, A8
	<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	
the project and reasonably foreseeable future development during normal, dry, and multiple dry years?					
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has the adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<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 statutes 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 a heavy user of water and therefore does not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above). In addition, the replacement of natural turf with artificial turf will reduce water usage.
- (d-e) The proposed project is not expected to generate significant solid waste because there are no products produced with the proposed uses. Disposal of waste generated by the project is not expected to increase substantially. The project 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><b>20. WILDFIRE.</b> <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>(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?</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>A1, A2, A6, A7, A8</p>

Discussion

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

Mitigation

No mitigation is required.

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

**3. SOURCE LIST**

Source	Source Number
<b>City of Salinas:</b>	
<i>Salinas General Plan, 2002.</i>	A1
<i>Salinas General Plan, Final Environmental Impact Report, 2002.</i>	A2
<i>Salinas Zoning Code: <input checked="" type="checkbox"/> Entire Code Section: _____</i>	A3
<i>City of Salinas Stormwater Ordinance dated March 2013</i>	A4
<i>1989 City Historical and Architectural Survey</i>	A5
<i>2016 City Historical and Architectural Survey</i>	A6
<i>Engineer's Report for proposed project dated May 27, 2022</i>	A7
<i>City Traffic Fee Ordinance 2010</i>	A8
<i>Senate Bill 743 Vehicle Miles Traveled Implementation Policy City of Salinas Final Interim Policy dated October 13, 2020</i>	A9
<b>Monterey Bay Air Resources District:</b>	
<i>CEQA Air Quality Guidelines prepared by the Monterey Bay Air Resources District, dated February 2008</i>	F1
<i>Monterey Bay Air Resources District. Triennial Plan Revision 2009-2011, dated April 17, 2013</i>	F2
<b>State of California:</b>	
<i>Cortese List</i>	C1
<b>Monterey Bay Community Power Authority:</b>	
<i>Monterey Bay Community Power Authority Implementation Plan, August 2017</i>	G1
<b>Field Inspections:</b>	
<i>By City staff, various dates</i>	M1
<b>Maps/Aerial Photography:</b>	
<i>City's aerial photographs, 2018.</i>	N1
<b>Other:</b>	

Source	Source Number
<i>Native American Heritage Commission</i>	O1
<i>California Historical Resources Information Systems (CHRIS) Response on the proposed project dated September 24, 2020</i>	O2

#### 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.**

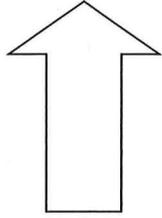
Prepared by:  \_\_\_\_\_

Dated: 8/23/22

Courtney Grossman  
Planning Manager

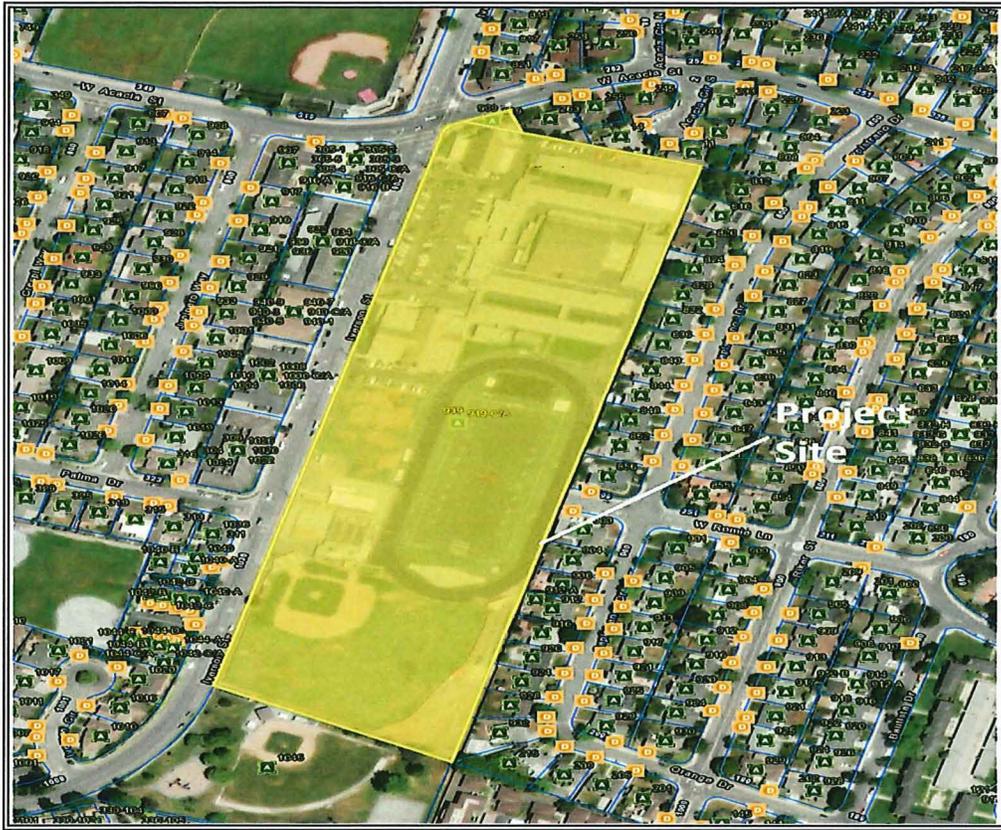
**Attachments:**

1. Vicinity Map
2. Title Sheet (Sheet T1.1)
3. Cover and General Notes (Sheet C1)
4. Partial Grading and Drainage Plan (Sheet C2)
5. Partial Utility Plan (Sheet C3)
6. Partial Grading and Drainage Field (Sheet C4)
7. Details (Sheet C5)
8. Erosion Control Plan (Sheet C6)
9. Erosion Control Details (Sheet C7)
10. Existing/Demolition Site Plan (Sheet A0.1)
11. Enlarged Proposed Site Plan (Sheet A1.1)
12. Proposed Field House and Press Box Floor Plan (Sheet A2.1)
13. Proposed Exterior Elevations (Sheet A4.1)
14. Press Box Elevations and Partial Site Cross Section (Sheet A4.2)
15. Colors and Materials Board (Sheet A5.1)
16. Preliminary Schematic Site Plan (Sheet L1.1)
17. Preliminary Schematic Planting Plan (Sheet L1.2)
18. Engineer's Report dated May 27, 2022
19. California Historical Resources Information Systems (CHRIS) Response on the proposed project dated June 20, 2022
20. Letter from Santa Ynez Band of Chumash Indians dated August 18, 2022
21. Mitigation Monitoring and Reporting Program



**North**

**Vicinity Map**



**CONDITIONAL USE PERMIT 2021-033  
919 Iverson Street**

I:\ComDev\Planning Share Space\Conditional Use Permits\2021 CUP's\CUP 2021-033 - 919 Iverson St\CUP 2021-033 Vicinity Map.docx

**Exhibit** 1

# ATHLETIC FIELD IMPROVEMENTS FOR:

# PALMA SCHOOL

919 IVERSON ST. SALINAS, CA 93901

CONDITIONAL USE PERMIT

C.U.P. 2021-033



## PROJECT TEAM

**OWNER:**  
PALMA SCHOOL  
CONTACT: CHRIS DALMAN, PRESIDENT  
PHONE: (831) 422-6348  
EMAIL: cdalman@palmaschool.org

**ARCHITECT:**  
BELL ARCHITECTURAL GROUP  
CONTACT: DAVID HEARTREE  
PHONE: (831) 424-4620  
EMAIL: david@bellagroup.com

**CIVIL:**  
C3 ENGINEERING INC.  
CONTACT: FRANK CAMPO  
PHONE: (831) 647-1192  
EMAIL: fcampo@c3engineering.net

**LANDSCAPE:**  
BFO LANDSCAPE ARCHITECTS  
CONTACT: LARRY FOSTER  
PHONE: (831) 646-1383  
EMAIL: larry@bfo.com

## SHEET INDEX

- TITLE SHEET**
- CI COVER & GENERAL NOTES
  - C2 PARTIAL GRADING & DRAINAGE PLAN
  - C3 PARTIAL UTILITY PLAN
  - C4 PARTIAL GRADING & DRAINAGE PLAN DETAILS
  - C5 EROSION CONTROL PLAN
  - C6 EROSION CONTROL PLAN DETAILS
- ARCHITECTURAL**
- A0.1 EXISTING/REVOLUTION SITE PLAN
  - A1 ENLARGED PROPOSED SITE PLAN
  - A2.1 PROPOSED FIELD HOUSE AND PRESS BOX FLOOR PLAN
  - A4.1 PROPOSED EXTERIOR ELEVATIONS
  - A4.2 PRESS BOX ELEVATIONS & PARTIAL SITE CROSS SECTION
  - A5.1 COLORS AND MATERIALS BOARD
- LANDSCAPE**
- L1.1 SCHEMATIC SITE PLAN
  - L1.2 SCHEMATIC PLANTING PLAN
- TOTAL SHEETS: 16

## PROJECT DATA:

**AS NUMBER:** 00-140-001-000  
**CONSTRUCTION TYPE:** TYPE 3-B  
**PROJECT ADDRESS:** 919 IVERSON ST. SALINAS, CA 93901  
**NUMBER OF STORIES:** 1 STORY  
**OWNER:** PALMA SCHOOL, SALINAS, CA 93901  
**CURRENT USE:** E (EXISTING SCHOOL GRADES 4-12)  
**ZONING:** PS - PUBLIC/SERV-PUBLIC  
**PROPOSED USE:** TO REMAIN THE SAME  
**(E) OCCUPANCY GROUP:** E, B, AS (TO REMAIN THE SAME)  
**SPRINKLERED:** (NEW BUILDING, YES)

## SCOPE OF WORK:

- IMPROVEMENTS TO EXISTING SCHOOL ATHLETIC FACILITIES TO INCLUDE:
  - REPLACEMENT OF NATURAL TURF SPORTS FIELD WITH SYNTHETIC TURF.
  - REPLACEMENT OF EXISTING BATTING CAGES WITH NEW BATTING CAGES IN NEW LOCATION.
  - REPLACEMENT OF EXISTING BASEBALL DUGOUTS WITH NEW DUGOUTS.
  - REPLACEMENT OF EXISTING PRESS BOX WITH NEW PRESS BOX IN NEW LOCATION.
  - REVISION OF EXISTING ATHLETIC OFFICE, FIELD HOUSE, PRESS BOX AND METAL BUILDING TO BE REPLACED WITH NEW FIELD HOUSE BUILDING.
  - NEW LANDSCAPE, HARDSCAPE AND FENCING IMPROVEMENTS.

## CODES:

2019 CBC - CALIFORNIA BUILDING CODE  
2019 CFC - CALIFORNIA FIRE CODE  
2019 CFC - CALIFORNIA FIRE CODE  
2019 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS  
2019 CFC - CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA APPOINTMENTS  
2019 CEC - CALIFORNIA ELECTRICAL CODE  
CITY OF SALINAS ORDINANCES

## BUILDING LOT AREA ANALYSIS:

- EXISTING SITE: 15.90 ACRES (609,841 SF)
- EXISTING TOTAL BUILDING AREA: 80,668 SF
- EXISTING F.A.R.: 0.255
- PROPOSED FIELD HOUSE: 9,422 SF & PRESS BOX BUILDING: 144 SF (TOTAL 9,566 SF)
- EXISTING BUILDING TO BE DEMOLISHED: 3,408 SF
- PROPOSED TOTAL BUILDING AREA: 96,747 SF
- PROPOSED F.A.R.: 14.255
- (E) SITE LANDSCAPE AREA: 3508 OF SITE INCLUDES ATHLETIC FIELDS (TO REMAIN)
- (E) PARKING LOT LANDSCAPE AREA: 856 OF PARKING AREA (TO REMAIN)
- (N) LANDSCAPE PROVIDED AT 20' FRONT YARD SET BACK OF PROPOSED FIELD HOUSE BUILDING AND SURROUNDING AREAS: 12,463 SF

## BUILDING ALLOWABLE AREA:

PROPOSED NEW BUILDING (MIX-USE FIELD HOUSE) OF 9,422 SF

BUILDING OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA TABLE 506.2 OF CBC	ALLOWABLE STORES TABLE 504.4 OF CBC
A-3	TYPE V-B	24,000 SF	2
B	TYPE V-B	36,000 SF	3
SI	TYPE V-B	36,000 SF	2
			<b>TOTAL BUILDING AREA: 9,422 SF</b>

- 54+ BUILDINGS A MAXIMUM OF ONE STORY ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.9.3.CBC. BASED ON NON SEPARATED OCCUPANCIES CBC 506.3
- A3 OCCUPANCY GROUP RESTRICTIONS:
  - ALLOWABLE AREA= 24,000 SF | ACTUAL AREA 5,348 SF
  - ALLOWABLE STORES= 2 STORES | ACTUAL STORES= 1 STORY
- B OCCUPANCY:
  - ALLOWABLE AREA= 36,000 SF | ACTUAL AREA 1,822 SF
  - ALLOWABLE STORES= 3 STORES | ACTUAL STORES= 1 STORY
- SI OCCUPANCY:
  - ALLOWABLE AREA= 36,000 SF | ACTUAL AREA 2,251 SF
  - ALLOWABLE STORES= 2 STORES | ACTUAL STORES= 1 STORY

## PARKING REQUIREMENTS

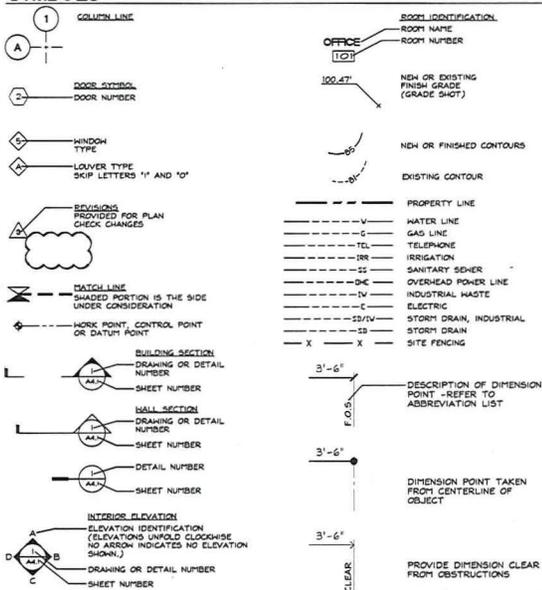
EXISTING C.U.P. (C.U.P.# 04-18) PROVIDED 150 PARKING SPACES. THE PROPOSED FIELD HOUSE BUILDING WILL HOUSE EXISTING STAFF AND EXISTING STUDENT ATHLETES ONLY. THERE IS NO CHANGE IN OCCUPANCY, INTENSIFICATION, REFER TO THE DATA TABLE PROVIDED BELOW FOR EXISTING VERSUS PROPOSED OCCUPANCY JUSTIFICATION.

EXISTING CLASSROOMS BY ACADEMIC GRADE						
6th	7th	8th	9th	10th	11th	12th
2	3	3	4	4	4	5
TOTAL CLASSROOMS: 25						

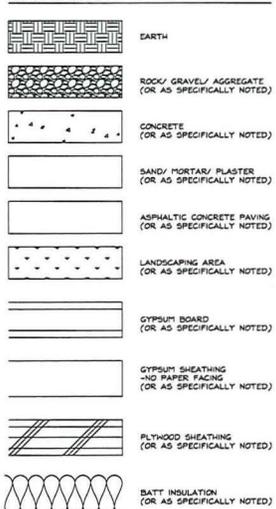
- OFF-STREET PARKING REQUIREMENTS, PER ZONING CODE SECTION 37-50.360, TABLE 37-50.100, FOR SCHOOLS IS THE FOLLOWING:
- KINDERGARTEN THROUGH 8TH GRADE: THREE (3) SPACES PER CLASSROOM (6 CLASSROOMS x 3 = 24 PARKING SPACES REQUIRED)
  - 9TH GRADE THROUGH 12TH GRADE: SEVEN (7) SPACES PER CLASSROOM (17 CLASSROOMS x 7 = 119 PARKING SPACES REQUIRED)
- 143 PARKING SPACES REQUIRED. 150 PARKING SPACES PROVIDED. INCLUDES 5 ACCESSIBLE

Existing	Proposed
<ul style="list-style-type: none"> <li>• Athletic Program Staff: No change</li> <li>• Existing Restrooms (pots/potties): There were two porta potties prior to the existing pandemic. The existing site is underutilized for required restrooms.</li> </ul>	<ul style="list-style-type: none"> <li>• Athletic Program Staff: No change</li> <li>• 1 multi-stall men &amp; women restrooms proposed to meet the minimum plumbing fixtures required per code.</li> </ul>
<ul style="list-style-type: none"> <li>• Existing Storage: The existing athletic program has scattered storage throughout the play fields that are housed in temporary shipping containers which equates to roughly 1,000 SF.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Storage: Proposed storage room will be roughly 1,400 SF. The additional storage will alleviate the need for additional scattered storage for the athletic program.</li> </ul>
<ul style="list-style-type: none"> <li>• Existing Clubhouse: There is an existing baseball only clubhouse that is in need of a modernization and to be able to be used by other current school sports. Existing student athletes for others sports current sit on the ground/lawn.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Clubhouse: Proposed clubhouse will house the existing baseball and all other sports the school provides in a multi-needed all-inclusive venue.</li> </ul>
<ul style="list-style-type: none"> <li>• Existing Workout Room: Existing workout room is housed in a deteriorated metal building and is in desperate need of a modernization. The existing metal building is roughly 2,250 SF.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Workout Room: Proposed workout room will have the adequate size of roughly 3,500 SF. Used by the existing student athletes, there will be no new users. The increase in square footage is to provide additional workout equipment only, no increase in occupants.</li> </ul>

## SYMBOLS



## MATERIALS

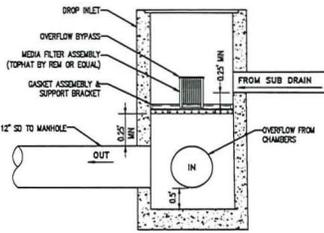


## ABBREVIATIONS

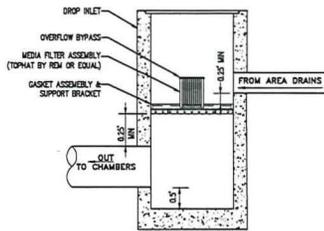
A	ANGLE	HR.	HOOR
B	BOTTOM	I.D.C.	INSIDE DIAMETER
C	CENTERLINE	I.D.	INSIDE DIAMETER (DIM)
D	DIAMETER OR ROAD	I.M.P.	INSULATED METAL PANEL
E	PERPENDICULAR	INSI	INSULATION
F	ROUND OR NUMBER	INSUL	INSULATION
G	DUSTING	JNT	JOINT
H	NEW	JNT	JOINT
I	AND	JNT	JOINT
J	ANGLE	JNT	JOINT
K	DIAMETER	JNT	JOINT
L	CENTERLINE	JNT	JOINT
M	PERPENDICULAR	JNT	JOINT
N	ROUND OR NUMBER	JNT	JOINT
O	DUSTING	JNT	JOINT
P	NEW	JNT	JOINT
Q	AND	JNT	JOINT
R	DIAMETER	JNT	JOINT
S	CENTERLINE	JNT	JOINT
T	PERPENDICULAR	JNT	JOINT
U	ROUND OR NUMBER	JNT	JOINT
V	DUSTING	JNT	JOINT
W	NEW	JNT	JOINT
X	AND	JNT	JOINT
Y	DIAMETER	JNT	JOINT
Z	CENTERLINE	JNT	JOINT
AA	PERPENDICULAR	JNT	JOINT
BB	ROUND OR NUMBER	JNT	JOINT
CC	DUSTING	JNT	JOINT
DD	NEW	JNT	JOINT
EE	AND	JNT	JOINT
FF	DIAMETER	JNT	JOINT
GG	CENTERLINE	JNT	JOINT
HH	PERPENDICULAR	JNT	JOINT
II	ROUND OR NUMBER	JNT	JOINT
JJ	DUSTING	JNT	JOINT
KK	NEW	JNT	JOINT
LL	AND	JNT	JOINT
MM	DIAMETER	JNT	JOINT
NN	CENTERLINE	JNT	JOINT
OO	PERPENDICULAR	JNT	JOINT
PP	ROUND OR NUMBER	JNT	JOINT
QQ	DUSTING	JNT	JOINT
RR	NEW	JNT	JOINT
SS	AND	JNT	JOINT
TT	DIAMETER	JNT	JOINT
UU	CENTERLINE	JNT	JOINT
VV	PERPENDICULAR	JNT	JOINT
WW	ROUND OR NUMBER	JNT	JOINT
XX	DUSTING	JNT	JOINT
YY	NEW	JNT	JOINT
ZZ	AND	JNT	JOINT
AAA	DIAMETER	JNT	JOINT
BBB	CENTERLINE	JNT	JOINT
CCC	PERPENDICULAR	JNT	JOINT
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EEE	DUSTING	JNT	JOINT
FFF	NEW	JNT	JOINT
GGG	AND	JNT	JOINT
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LLL	DUSTING	JNT	JOINT
MMM	NEW	JNT	JOINT
NNN	AND	JNT	JOINT
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TTT	NEW	JNT	JOINT
UUU	AND	JNT	JOINT
VVV	DIAMETER	JNT	JOINT
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YYY	ROUND OR NUMBER	JNT	JOINT
ZZZ	DUSTING	JNT	JOINT
AAA	NEW	JNT	JOINT
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CCC	DIAMETER	JNT	JOINT
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DDD	AND	JNT	JOINT
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WWW	NEW	JNT	JOINT
XXX	AND	JNT	JOINT
YYY	DIAMETER	JNT	JOINT
ZZZ	CENTERLINE	JNT	JOINT
AAA</			





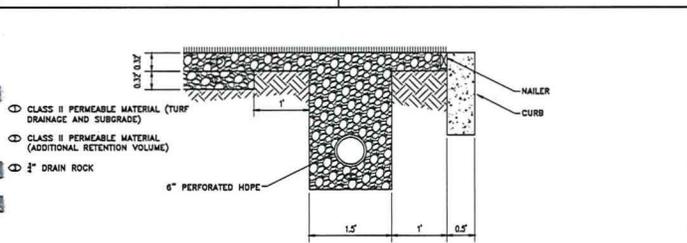


**A** DROP INLET MEDIA FILTER  
NTS

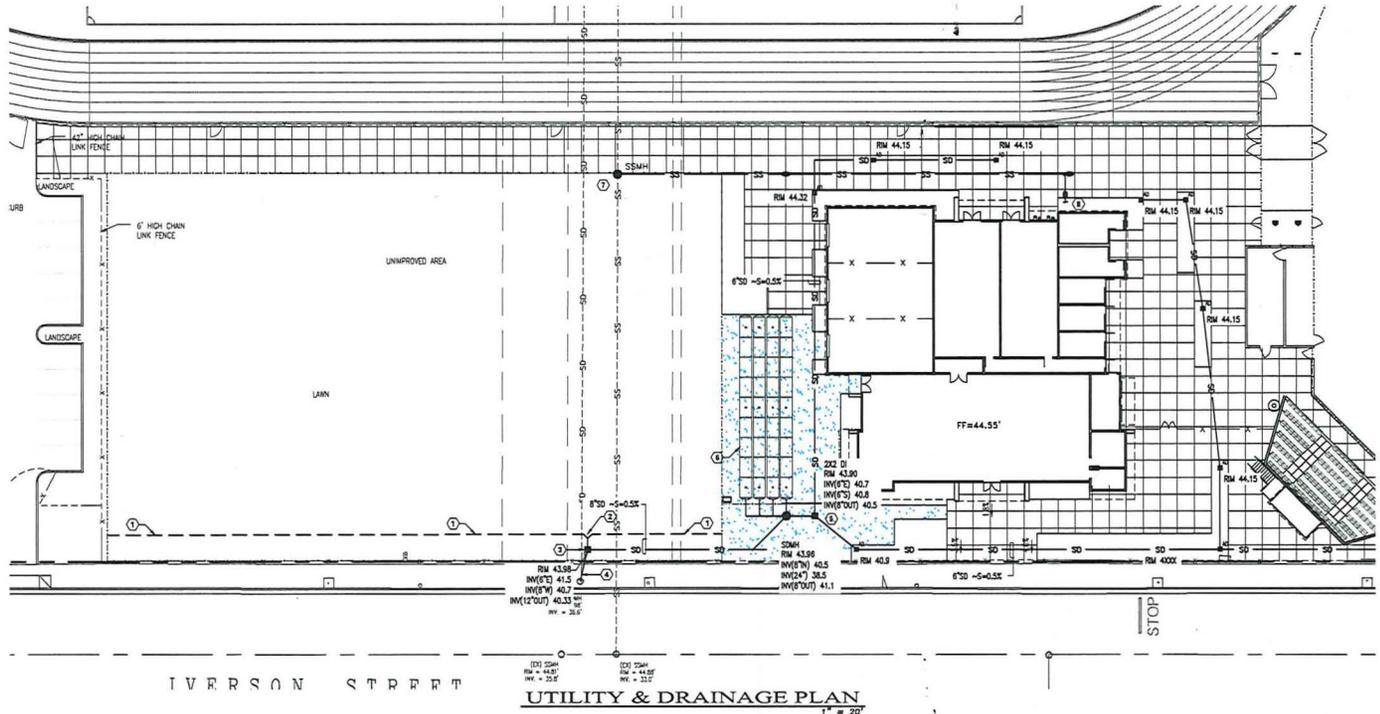


**B** DROP INLET MEDIA FILTER  
NTS

**C** NOT USED  
NTS



**D** SUB-DRAIN  
NTS

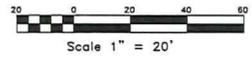


**LEGEND**

- DROP INLET (DI) ■
- AREA DRAIN (AD) ■
- STORM DRAIN MANHOLE (SDMH) ●
- 6" SUBDRAIN — — —

**KEY NOTES**

- ① 6" SUB DRAIN (SEE D/C3)
- ② CONNECT 6" SUBDRAIN TO NEW DI
- ③ 2X2 DI WITH MEDIA FILTER (SEE A/C3)
- ④ OVERFLOW TO PUBLIC SYSTEM
- ⑤ 2X2 DI WITH MEDIA FILTER (SEE B/C3)
- ⑥ UNDERGROUND INFILTRATION CHAMBERS (C/C6)
- ⑦ INSTALL SSMH OVER EX SS MAIN
- ⑧ SANITARY SEWER SERVICE POC (SEE MEP FOR CONTINUATION)



REVISION DATE	BY	DESCRIPTION
03/20/22	MM	CUP SUBMITTAL #1
04/20/22	MM	CUP RESUBMITTAL #1
04/20/22	MM	CUP RESUBMITTAL #2

BELL ARCHITECTURAL GROUP 601.424.4030  
205 MONTEFERY STREET, SUITE B, BALHAR, CA 90001  
BELLACO.COM

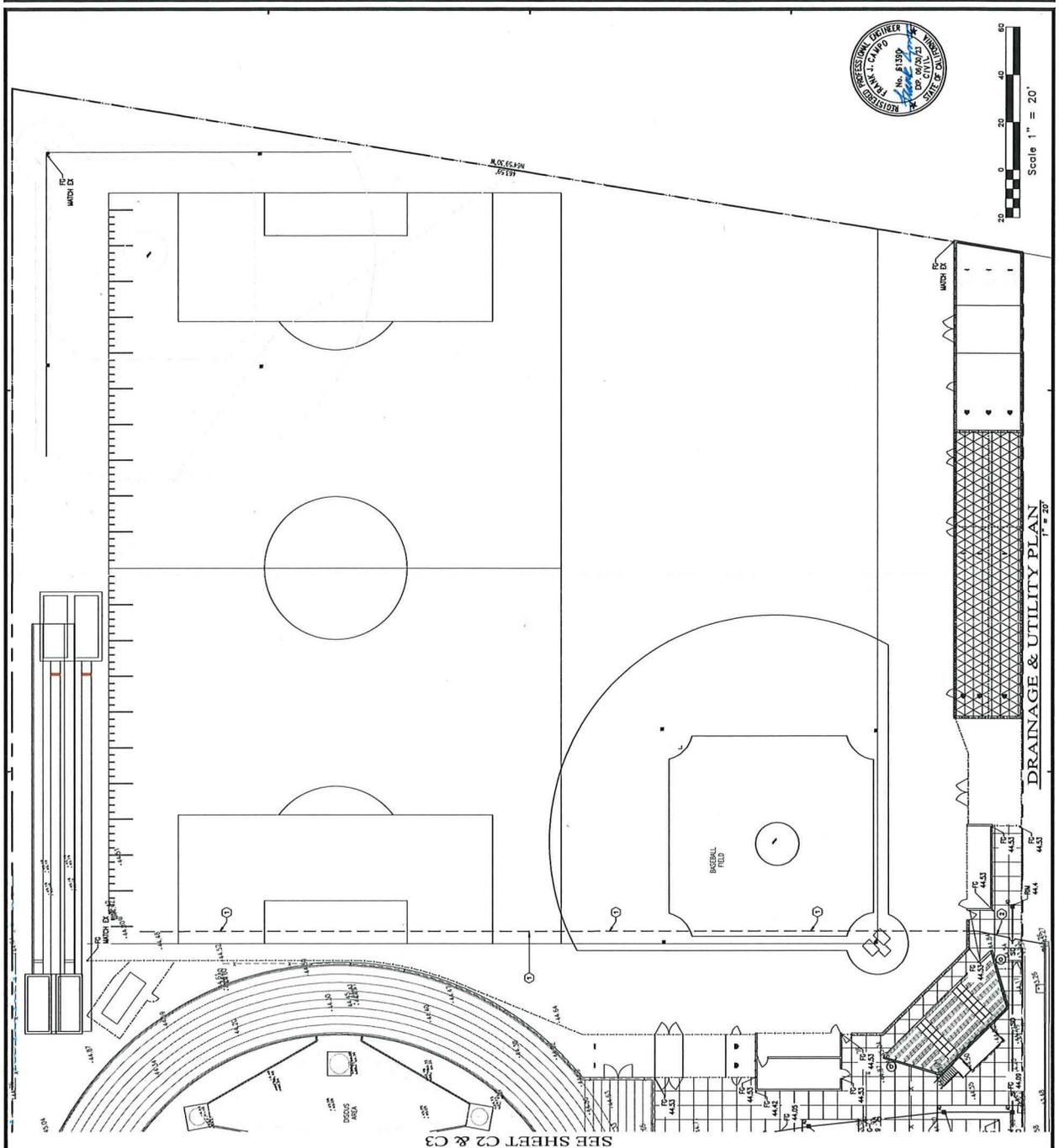


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www.oc3eng.com

PARTIAL UTILITY PLAN  
ATHLETIC FIELD IMPROVEMENTS FOR  
**PALMA SCHOOL**  
CIVIL ENGINEER No. 61399  
CONDITIONAL USE PERMIT

DATE 03/10/22  
SCALE AS NOTED  
JOB 20049  
SHEET **C3**  
OF 7 SHEETS  
121-113

EXHIBIT 5



**LEGEND**  
 HARDSCAPE  
 SYNTHETIC TURF (WITH ADDITIONAL DRAIN ROCK TO PROVIDE VOLUME FOR STORM WATER ATTENUATION)  
 DROP INLET (DI)  
 AREA DRAIN (AD)  
 STORM DRAIN MANHOLE (SDMH)  
 6" SUBDRAIN

**KEY NOTES**  
 ① 6" SUB DRAIN (SEE D/C3)  
 ② 6" OVERFLOW TO PUBLIC SYSTEM

SEE SHEET C2 & C3

			<p><b>E CLEAN-OUT @ GRADE</b> NTS CS</p>	<p><b>A A.C. PAVEMENT SECT.</b> NTS CS</p>
			<p><b>F INSPECTION PORT</b> NTS CS</p>	<p><b>B CONCRETE PAVEMENT</b> NTS CS</p>
			<p><b>G CHAMBER SECTION</b> NTS CS</p>	<p><b>C THICKENED EDGE</b> NTS CS</p>
			<p><b>H ISOLATOR ROW</b> NTS CS</p>	<p><b>D ROOF DRAIN CONNECTION</b> NTS CS</p>

REVISION DATE	BY	DESCRIPTION
	MM	ADD SUBMITTALS
	MM	ADD SUBMITTALS
	MM	ADD SUBMITTALS
	MM	ADD SUBMITTALS
	MM	ADD SUBMITTALS

BELLI ARCHITECTURAL GROUP 801.424.4820  
225 MONTEHEY STREET, SUITE B, SALINAS, CA 90001  
BELLIG.COM

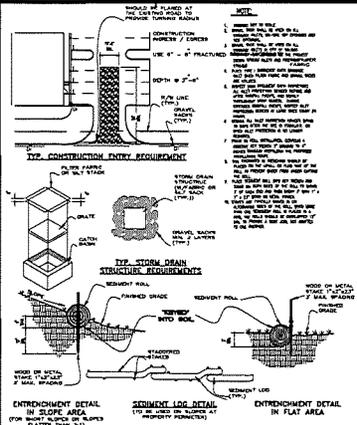
**BEL**

**CCS ENGINEERING**  
Civil Engineering Land Development  
1528 Buchanan Place, Suite C, Monterey, CA 93940  
Phone: (831) 385-2323 Fax: (831) 385-2324  
www.ccs-engineering.com

DETAILED ATHLETIC FIELD IMPROVEMENTS FOR  
**PALMA SCHOOL**  
801 PALMA SALINAS, CA 93901  
CONSTRUCTION USE PERM.

DATE: 03/10/22  
SCALE: AS NOTED  
JOB: 20048  
SHEET: 7 OF 7



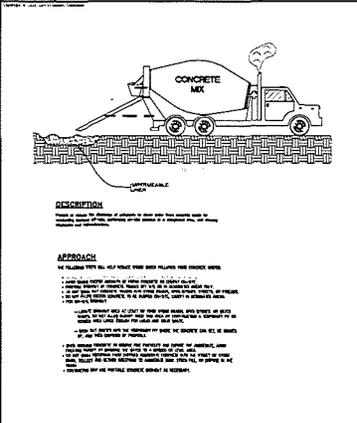


DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT

**TITLE: BEST MANAGEMENT PRACTICES**

STANDARD PLAN

59A

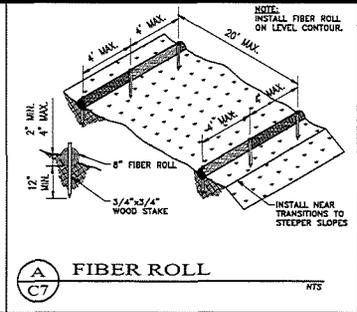
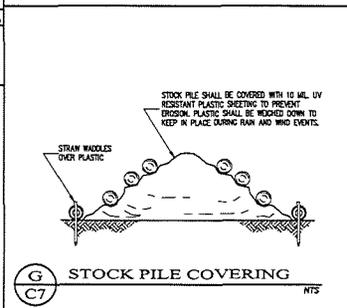
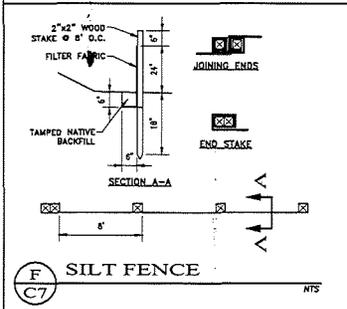
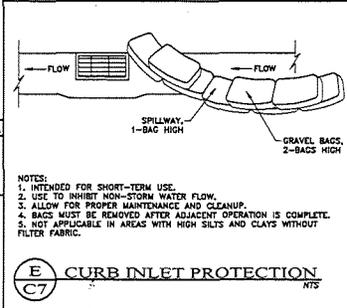
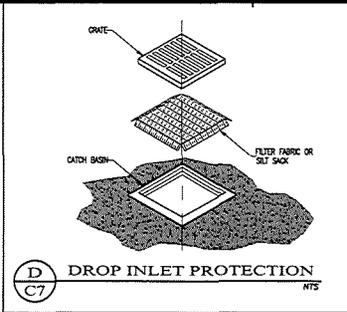


DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT

**TITLE: CONCRETE WASTE WASHOUT MANAGEMENT PLAN**

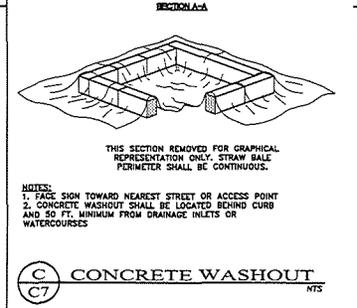
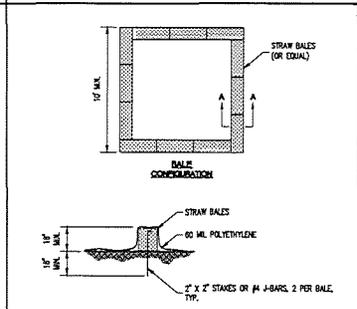
STANDARD PLAN

59B



**not used**

NTS



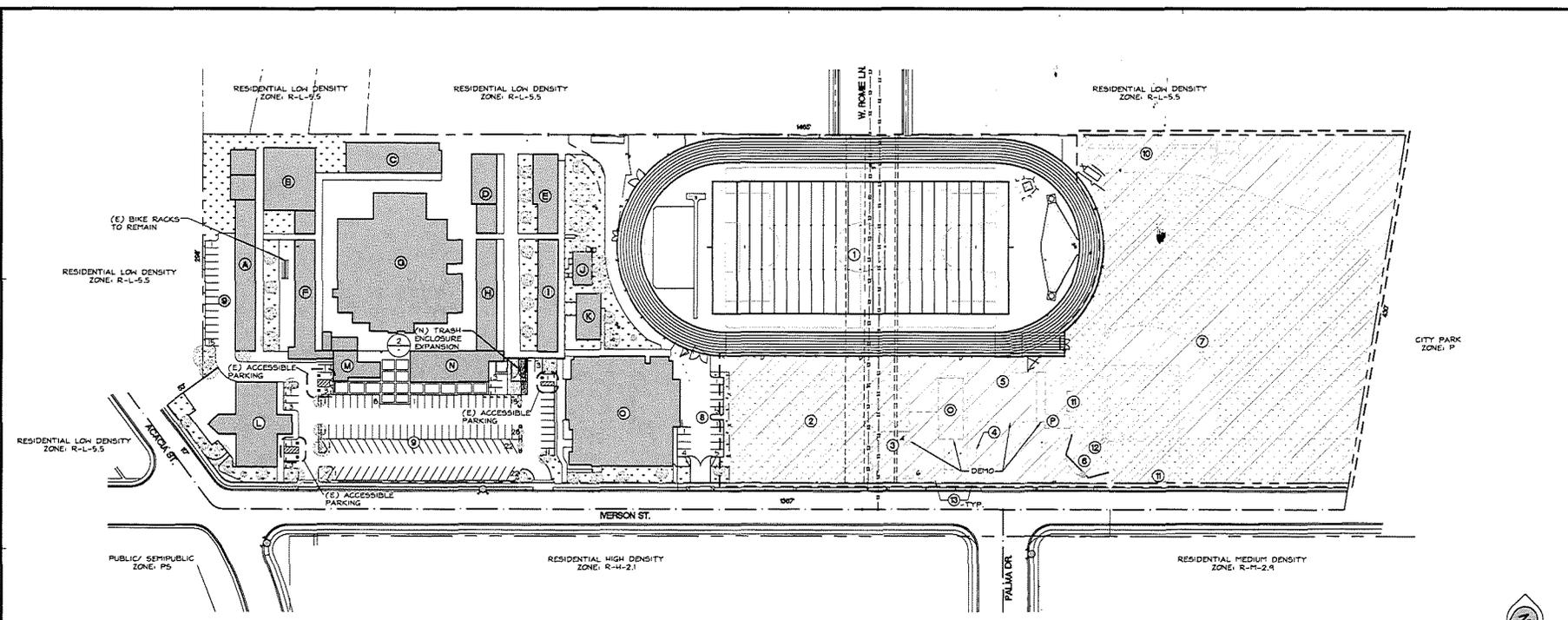
REVISIONS DATE	BY	DESCRIPTION
11/02/21	IM	CUPP SUBMITTAL #1
03/02/21	IM	CUPP RESUBMITTAL #1
04/21/21	IM	CUPP RESUBMITTAL #2

BELLI ARCHITECTURAL GROUP, INC. 424-4620  
 250 HARTNEY STREET, SUITE B, SALINAS, CA 95001  
 BELLARCOM

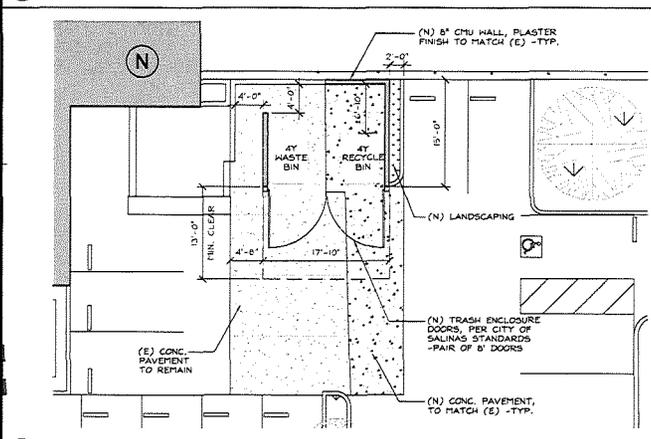


EROSION CONTROL DETAILS FOR  
 ATHLETIC FIELD IMPROVEMENTS FOR  
**PALMA SCHOOL**  
 919 PERSON ST. SALINAS, CA 95001  
 CONSTRUCTION USE PERMIT

DATE: 03/10/22  
 SCALE: AS NOTED  
 DRAW: 20049  
 SHEET: C7  
 OF 7 SHEETS



1 EXISTING / DEMOLITION SITE LEGEND SITE PLAN  
SCALE: 1" = 60'-0"



2 EXISTING TRASH ENCLOSURE EXPANSION - ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. OFFSITE IMPROVEMENTS - ANY SIDEWALK DAMAGE THAT MAY CAUSE SOMEONE TO TRIP AND FALL ON THE SIDEWALK ALONG THE SCOPE OF WORK FRONTAGE WILL NEED TO BE REPAIRED. IN ACCORDANCE WITH CITY RESOLUTION NO. 4826 AND STATE CODE 5610, MAINTENANCE OF THE SIDEWALK IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

**EXISTING / DEMOLITION BUILDING LEGEND**

BLDG DESCRIPTION	OCC. AREA (SF)	DEMOLITION SCOPE
A (E) CLASSROOMS	E 6,427	NONE
B (E) LIBRARY	B/A 5,514	NONE
C (E) CAFETERIA	A/E 4,160	NONE
D (E) CLASSROOMS	E 2,761	NONE
E (E) CLASSROOMS	E 2,765	NONE
F (E) CLASSROOMS	E 3,938	NONE
G (E) GYMNASIUM	A 20,711	NONE
H (E) CLASSROOMS	E 3,354	NONE
I (E) CLASSROOMS	E 3,385	NONE
J (E) CLASSROOMS (PORTABLE)	E 948	NONE
K (E) CLASSROOMS (PORTABLE)	E 1,605	NONE
L (E) CHAIRLIFT	A 4,337	NONE
M (E) OFFICE	B 2,340	NONE
N (E) OFFICE	B 3,902	NONE
O (E) STORAGE	S-R 2,208	TO BE DEMOLISHED AS PART OF THIS PROJECT
P (E) FIELD HOUSE	E 1,200	TO BE DEMOLISHED AS PART OF THIS PROJECT
Q (E) MULTI-PURPOSE	A/B 17,501	NONE

TOTAL EXISTING BUILDINGS: 89,254

**LEGEND**

(A) BUILDING LEGEND DESIGNATION	(E) FENCE
(E) BUILDINGS	(E) FIRE HYDRANT
(E) LANDSCAPE	(E) A/C PAVED AREA -TYP.
AREA OF WORK	(E) CONC.
	(E) TREE

**EXISTING / DEMOLITION SITE LEGEND**

ITEM DESCRIPTION	AREA (SF)	DEMOLITION SCOPE
1 SOCCER/FOOTBALL/TRACK	142,554	NONE
2 NATURAL TURF PRACTICE FIELD	27,927	REPLACE W/ SYNTHETIC TURF AND RE-STRIP
3 AUXILIARY PARKING LOT	6,219	TO BE REMOVED
4 STORAGE CONTAINER	327	TO BE REMOVED FROM SITE
5 BATTING CAGES	5,007	TO BE DEMOLISHED REPLACE W/ NEH
6 SPECTATOR SEATING	1,176	NONE
7 NATURAL TURF FIELD	107,250	REPLACE W/ SYNTHETIC TURF AND RE-STRIP
8 PARKING LOT	4,646	NONE
9 PARKING LOT	41,296	NONE
10 LONG & TRIPLE JUMP	3,344	RELOCATE (SAME LOCATION, FLIPPED)
11 DUGOUTS (2)	200 EACH	TO BE DEMOLISHED REPLACE W/ NEH
12 BASEBALL BACKSTOP NETTING	N/A	TO BE DEMOLISHED REPLACE W/ NEH
13 PERIMETER CHAIN LINK FENCE/GATES	IVERSON ST.	TO BE DEMOLISHED REPLACE W/ NEH

EXHIBIT 10

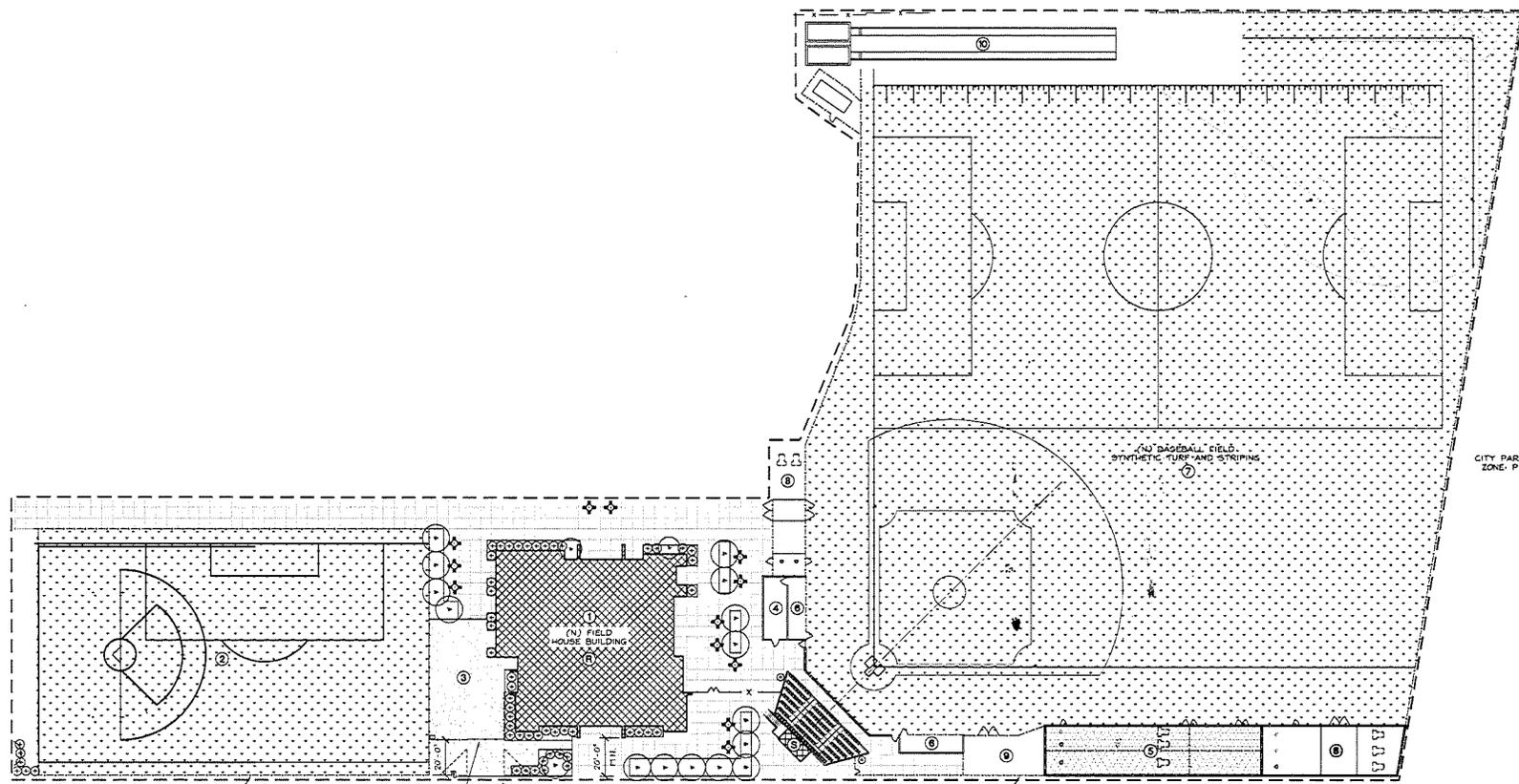
RESPONSIBLE BY / DESCRIPTION  
 01/19/21 M. CUIP, SUBMITTAL  
 01/22/21 M. CUIP, RESIDENTIAL #1  
 02/22/21 M. CUIP, RESIDENTIAL #2  
 04/22/21 M. CUIP, RESIDENTIAL #2

BELLI ARCHITECTURAL GROUP, INC. 424, 4620  
 255 MONTEREY STREET, SUITE B, SALINAS, CA 95001  
 BELLIARCHITECT.COM  
 408.840.9933

EXISTING / DEMOLITION SITE PLAN  
 ATHLETIC FIELD IMPROVEMENTS FOR:  
**PALMA SCHOOL**  
 999 IVERSON ST. SALINAS, CA 95070  
 CONDITIONAL USE PERMIT

DATE: 11/19/2021  
 SCALE: AS NOTED  
 DRAWN: AT/TH  
 ADO: 20049  
 SHEET: **A0.1**  
 OF: SHEETS

Exhibit 11



(N) 8'-0" DECORATIVE FENCE (BLACK FINISH) IVERSON ST. FRONTAGE TO REPLACE (E) CHAIN LINK FENCE-TYP.

(N) 8'-0" DECORATIVE ROLLING GATE (BLACK FINISH) (MOTORIZED) TO REPLACE (E) CHAIN LINK SHING GATE

(E) DRIVEWAY CURB CUT AND SIDEWALK TO REMAIN, NO WORK. THE (E) SIDEWALK IS ACCESSIBLE AND PROVIDES THE FIN. 40' WIDE PATH OF TRAVEL.

(N) 8'-0" DECORATIVE FENCE (BLACK FINISH) IVERSON ST. FRONTAGE TO REPLACE (E) CHAIN LINK FENCE-TYP.

**ENLARGED SITE PLAN**  
SCALE: 1" = 30'-0"



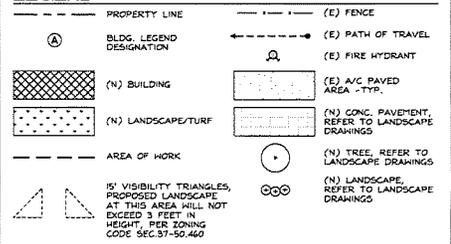
**NEW WORK SITE LEGEND**

BLDG.	DESCRIPTION	AREA (SF)	PROPOSED SCOPE
1	NEW FIELD HOUSE BUILDING	9,422	NEW BUILDING CONSTRUCTION
2	PRACTICE FIELD	30,051	NEW SYNTHETIC TURF AND RE-STRIP
3	PAVED AREA	2,850	NEW AC PAVEMENT (REDUCED AREA)
4	STORAGE ROOM	1,418	NEW CONSTRUCTION
5	BATTING CAGES	3,500	NEW FENCE, NETTING AND STANDING SEAM METAL ROOF
6	NEW BASEBALL DOUGOUT (2)	384 EACH	NEW CONSTRUCTION
7	NEW BASEBALL FIELD SYNTHETIC TURF	126,592	NEW SYNTHETIC TURF AND RE-STRIP
8	NEW BULLPEN (2)	3,500 TOTAL	NEW FENCE
9	FENCED-IN ATHLETIC EQUIP. STORAGE	1,032	NEW FENCE
10	LONG 4 TRIPLE JUMP	3,200	RELOCATE IN SAME LOCATION (FLIPPED ORIENTATION)

**BUILDING LEGEND**

BLDG.	DESCRIPTION	OCC. AREA (SF)	
A	(E) CLASSROOMS	E 6,427	
B	(E) LIBRARY	B/A 5,514	
C	(E) CAFETERIA	A/E 4,180	
D	(E) CLASSROOMS	E 2,770	
E	(E) CLASSROOMS	E 2,785	
F	(E) CLASSROOMS	E 3,950	
G	(E) GYMNASIUM	A 20,711	
H	(E) CLASSROOMS	E 3,354	
I	(E) CLASSROOMS	E 3,365	
J	(E) CLASSROOMS (PORTABLE)	E 946	
K	(E) CLASSROOMS (PORTABLE)	E 1,605	
L	(E) CHAPEL	A 6,337	
M	(E) OFFICE	B 2,340	
N	(E) OFFICE	B 3,492	
O	(E) MULTI-PURPOSE BUILDING	T/B 17,501	
		(E) TOTAL AREA	85,768
R	(N) BUILDING	E 9,422	
S	(N) PRESS BOX	E 144	
		(N) TOTAL AREA	95,347

**LEGEND**



REVISION DATE	BY	DESCRIPTION
11/19/21	M	CIUP SUBMITTAL #1
11/21/21	M	CIUP RESUBMITTAL #1
11/21/21	M	CIUP RESUBMITTAL #2

BELLI ARCHITECTURAL GROUP, INC. 424 4620  
 235 MONTEREY STREET, SUITE B, SULLANA, CA 95001  
 BELLIACCOMO



ENLARGED PROPOSED SITE PLAN  
 ATHLETIC FIELD IMPROVEMENTS FOR:  
**PALMA SCHOOL**  
 998 AVERESA ST. SULLANA, CA 95001  
 CONDITIONAL USE PERMIT

DATE: 11/19/2021  
 SCALE: AS NOTED  
 DRAWN: AT/M  
 JOB: 2004R  
 SHEET: **A1.1**  
 DATE: 11/19/21

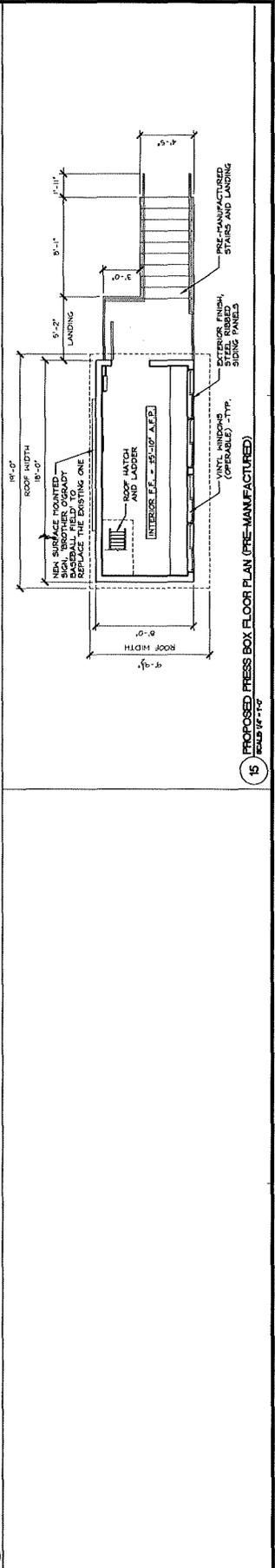
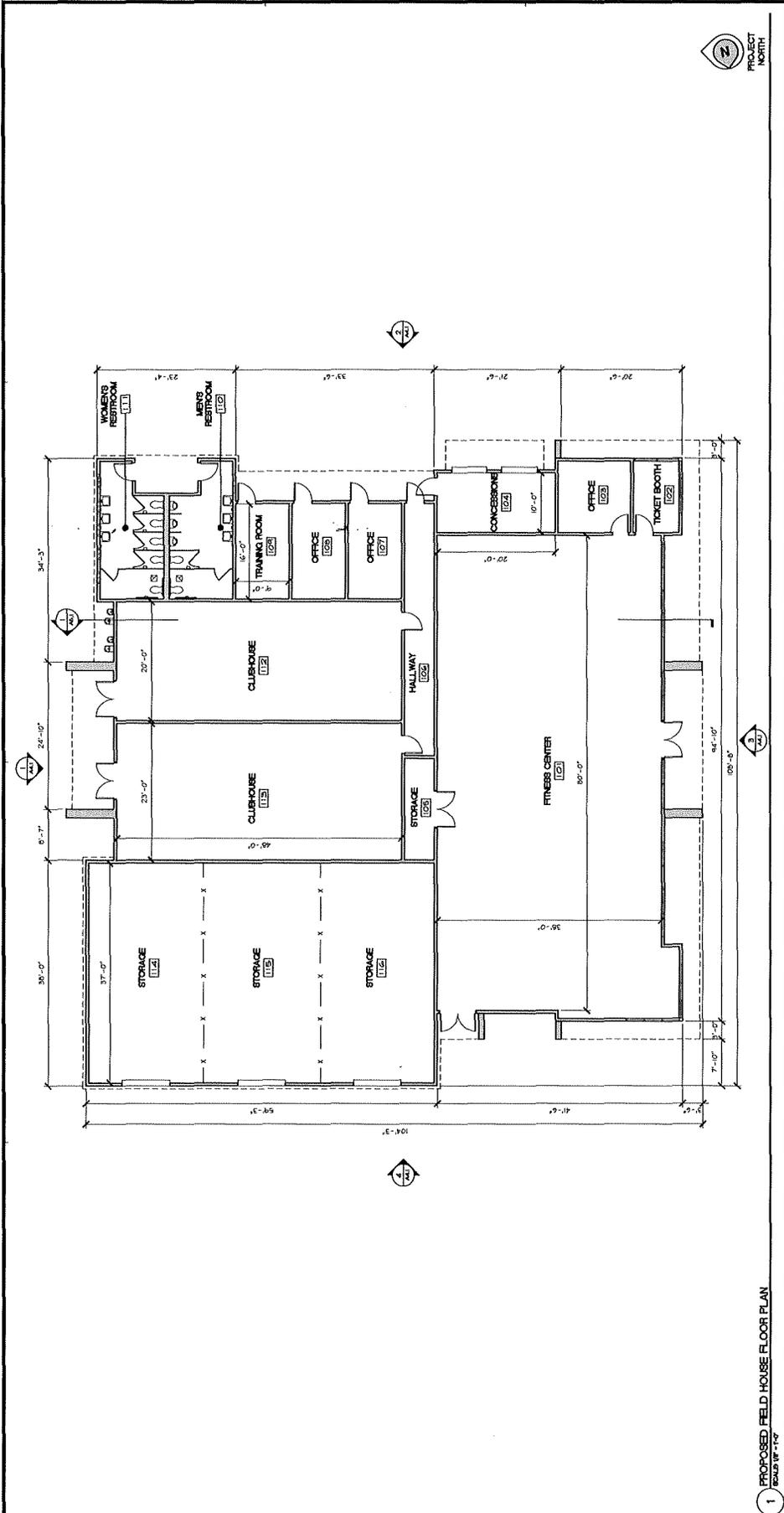
THIS PLAN AND SPECIFICATIONS SHALL BE INTERPRETED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DATE	DESCRIPTION
11/19/2021	REVISED DATE
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL
11/19/21	BY: C.J.P. QUANTAL

BELL ARCHITECTURAL GROUP 831.424.4630  
 265 KENTREY STREET, SUITE B, PALMA CA 94048  
 BELMONT, CALIFORNIA

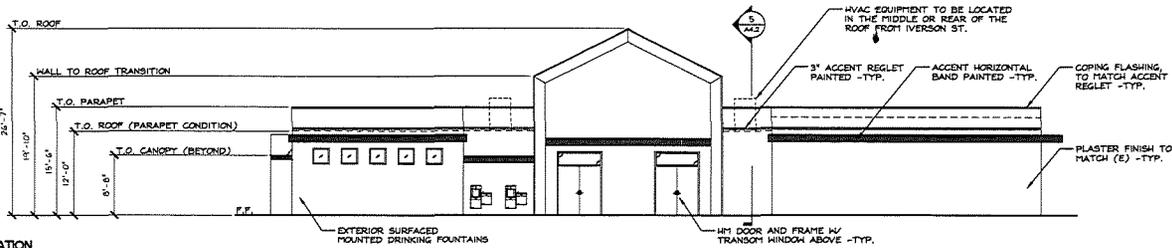


PROPOSED FIELD HOUSE # PRESS BOX FLOOR PLAN  
 ATHLETIC FIELD IMPROVEMENTS FOR PALMA SCHOOL  
 419 PERSON ST. SALINAS, CA 94701  
 DATE: 11/19/2021  
 SCALE: AS NOTED  
 DRAWN: ATYH  
 NO: 20044  
 SHEET: A21

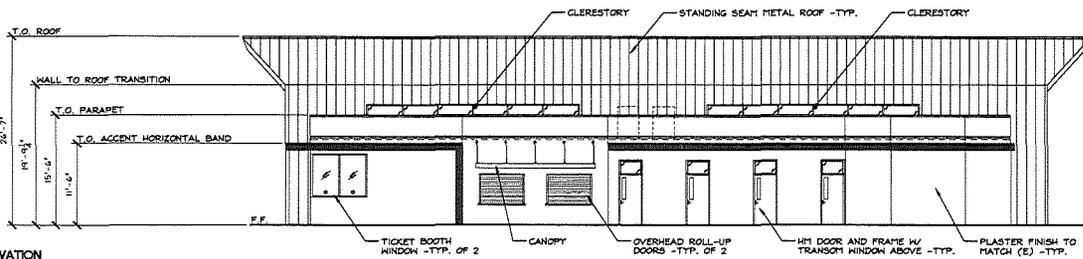


1 PROPOSED FIELD HOUSE FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

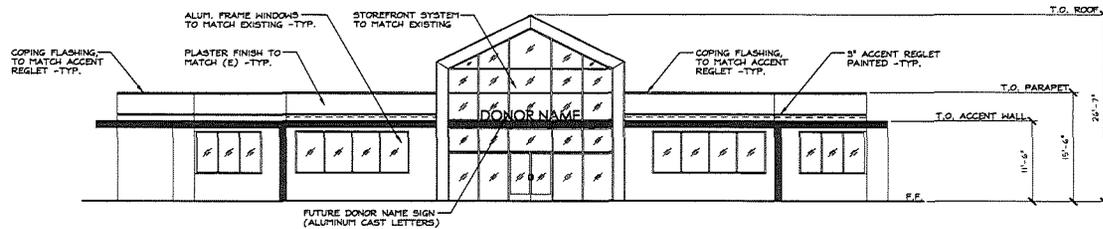
15 PROPOSED PRESS BOX FLOOR PLAN (PRE-MANUFACTURED)  
 SCALE: 1/8" = 1'-0"



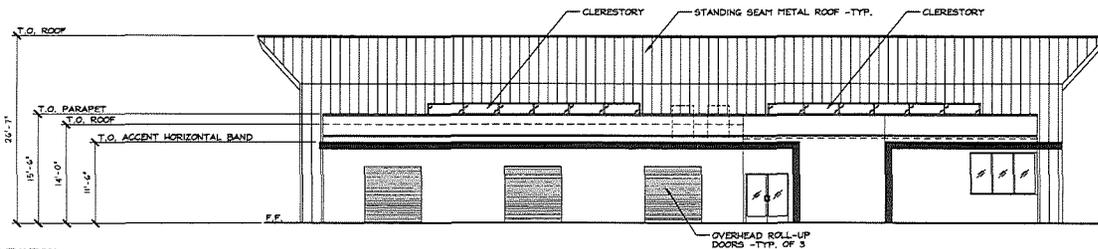
1 PROPOSED EXTERIOR EAST ELEVATION  
SCALE 1/8" = 1'-0"



2 PROPOSED EXTERIOR SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



3 PROPOSED EXTERIOR WEST ELEVATION  
SCALE 1/8" = 1'-0"



4 PROPOSED EXTERIOR NORTH ELEVATION  
SCALE 1/8" = 1'-0"

REVISIONS DATE	BY	DESCRIPTION
11/19/21	MM	CLIP SUBMITTAL
11/19/21	MM	CLIP RESUBMITTAL #1
11/22/21	MM	CLIP RESUBMITTAL #2

BELLUS ARCHITECTURAL GROUP, INC. 404-4630  
225 MONTEREY STREET, SUITE B, Sausalito, CA 94965  
BELLUS.COM  
415-332-8175

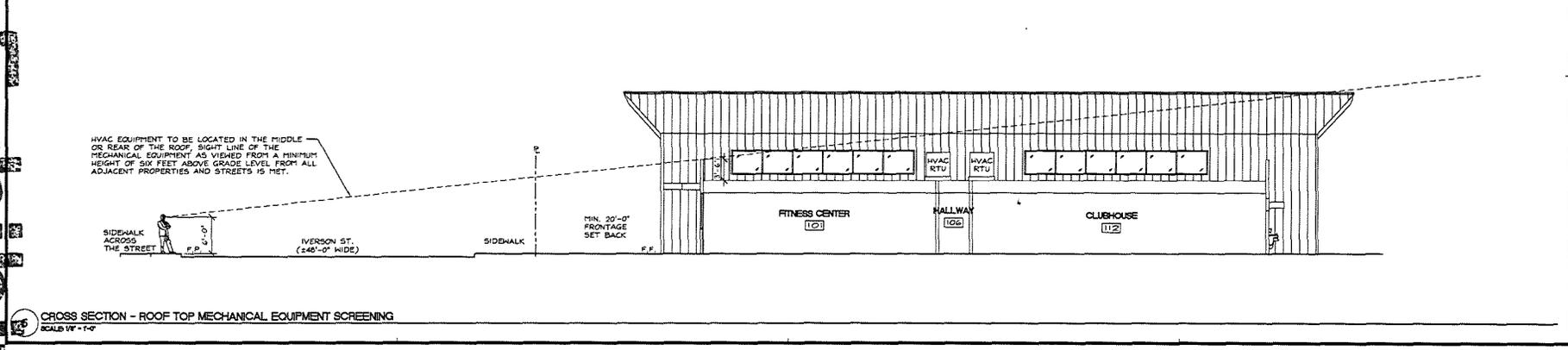
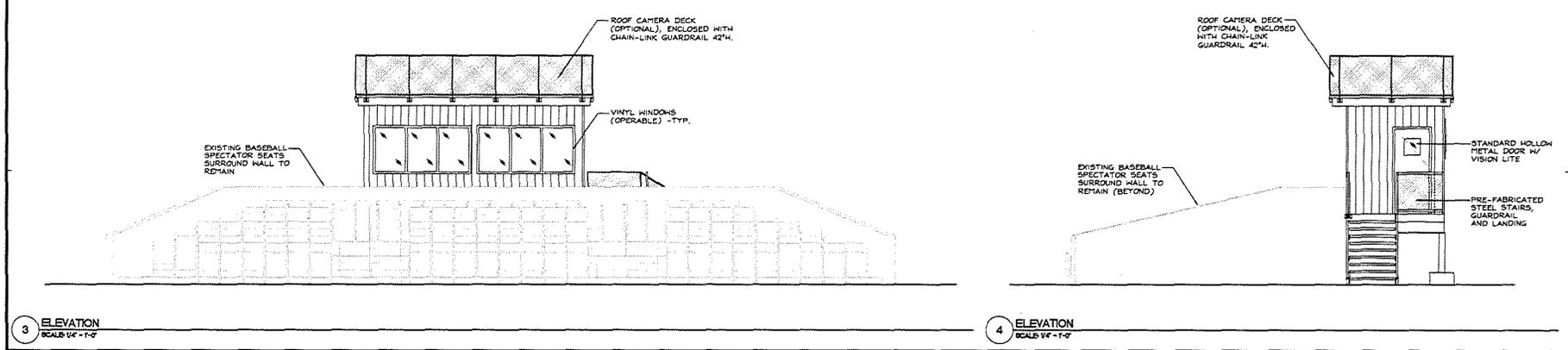
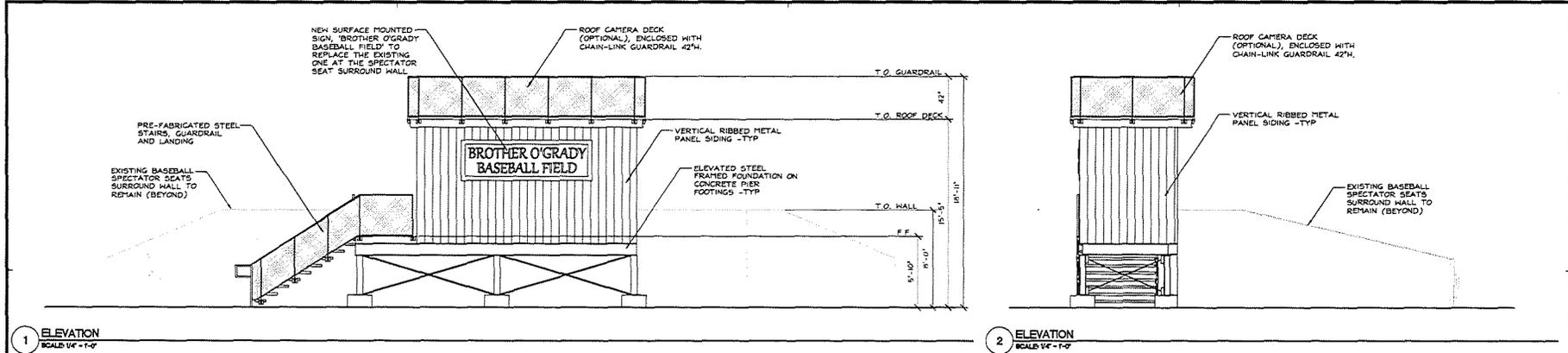


PROPOSED EXTERIOR ELEVATIONS

ATHLETIC FIELD IMPROVEMENTS 1600  
PALMA SCHOOL  
89 IVERSON ST., Sausalito, CA 94965  
CONDITIONAL USE PERMIT

DATE	11/19/2021
SCALE	AS NOTED
OWNER	AT/111
DATE	2004R
PROJECT	A4.1
BY	MM

Exhibit 13



REVISION DATE	BY	DESCRIPTION
11/19/2021	IM	CUT SUBMITTAL
11/19/2021	IM	REVISION #1
11/19/2021	IM	CUT REVISION #2

BELLI ARCHITECTURAL GROUP 801.424.4620  
205 MONTEHEY STREET, SUITE B, SALINAS, CA 90001  
BELLIA.COM

**Bella** ARCHITECTURE

PRESS BOX ELEVATIONS & PARTIAL SITE CROSS SECTION  
ATHLETIC FIELD IMPROVEMENTS FOR:  
**PALMA SCHOOL**  
1010 W. IVY STREET, SALINAS, CA 95068  
CONSTRUCTION USE PERMIT

DATE: 11/19/2021  
SCALE: AS NOTED  
DRAWN: IM  
BY: 20049  
CHECKED:  
**A42**  
SHEET

EXHIBIT 14

PLASTER FINISH - TO MATCH EXISTING  
COLOR TAN



PLASTER FINISH - TO MATCH EXISTING  
COLOR DARK BROWN



STANDING SEAM METAL ROOF  
COLOR BEIGE



ALUMINUM FRAME WINDOW/STOREFRONT  
TO MATCH EXISTING. COLOR: CHAMPAGNE



WINDOW/STOREFRONT GLASS TO MATCH EXISTING  
COLOR: CLEAR/LOW E COATING



FIBER CEMENT BOARDS  
COLOR: PALMA RED ALTERNATING RED PATTERN



EXTERIOR RENDERING (FOR REFERENCE ONLY)

1 PROPOSED FIELD HOUSE BUILDING: COLORS + MATERIALS

VERTICAL RIBBED METAL PANEL. COLOR RED



STANDARD CHAIN LINK GUARDRAIL  
COLOR GALVANIZED FINISH



EXTERIOR IMAGE (FOR REFERENCE ONLY)

2 PROPOSED PRE-FABRICATED PRESS BOX: COLORS + MATERIALS

PLASTER FINISH - TO MATCH EXISTING COLOR TAN



STANDING SEAM METAL ROOF COLOR BEIGE



3 PROPOSED DUGOUT: COLORS + MATERIALS



8'-0" DECORATIVE FENCE (BLACK VINYL COATED FINISH) -TYP.

4 PROPOSED CHAIN LINK FENCE

REVISION DATE	BY	DESCRIPTION
11/19/21	M	CUP. SUBMITTAL
09/10/21	M	CUP. RESUBMITTAL #1
04/22/21	M	CUP. RESUBMITTAL #2

BELL & HOWELL ARCHITECTURAL GROUP, P.O. BOX 4609  
205 HAWKEYE STREET, SUITE B, BELLINGHAM, WA 98201  
BELLINGHAM



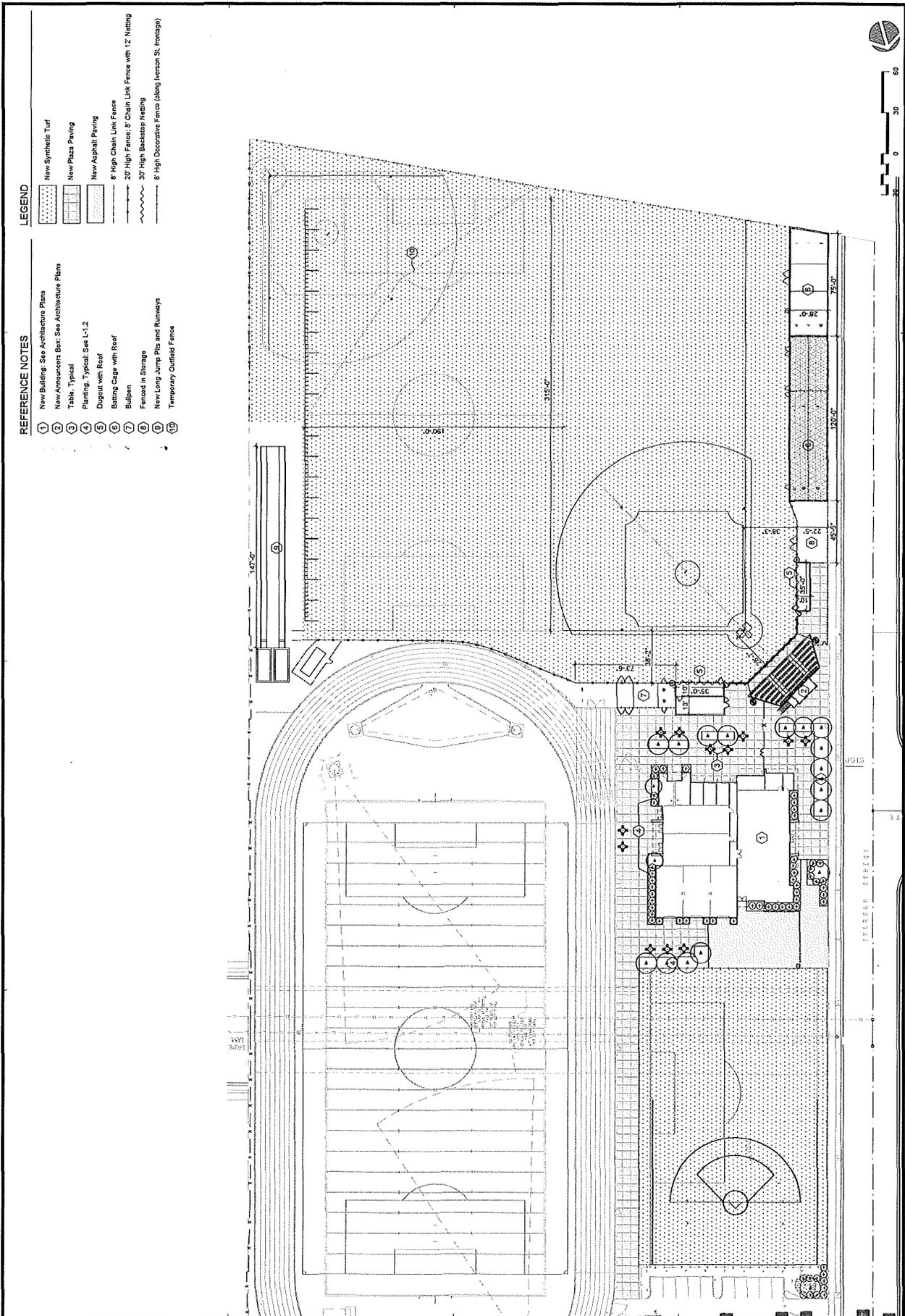
COLORS AND MATERIALS BOARD  
ATHLETIC FIELD IMPROVEMENTS FOR:  
**PALMA SCHOOL**  
89 WILSON ST., SALINAS, CA 93901  
CONDITIONAL USE PERMIT

DATE	11/19/2021
SCALE	AS NOTED
DRAWN	IV/DG
CAD	2004/R
SHEET	A5.1
OF	SHEETS

Exhibit 15

15

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL INTENT AND PURPOSE AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BELL & HOWELL ARCHITECTURAL GROUP, P.O. BOX 4609, 205 HAWKEYE STREET, SUITE B, BELLINGHAM, WA 98201. THIS IS THE FINAL AND DEFINITIVE VERSION OF THESE PLANS.

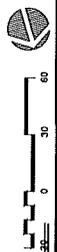


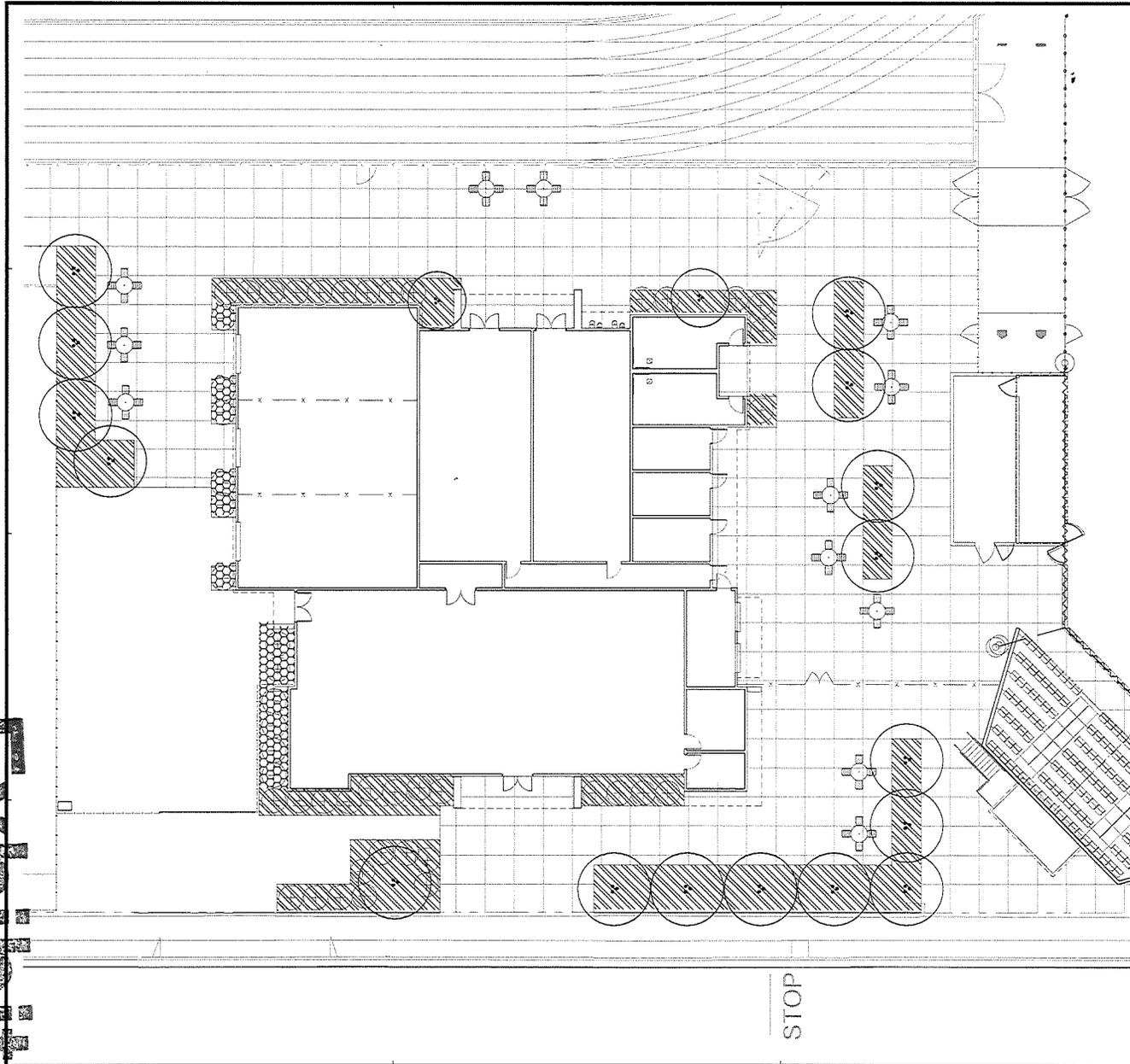
**LEGEND**

- New Synthetic Turf
- New Paved Paving
- New Asphalt Paving
- 8' High Chain Link Fence
- 20' High Chain Link Fence with 12' Netting
- 30' High Backstop Netting
- 8' High Decorative Fence (along Iverson St. frontage)

**REFERENCE NOTES**

- 1 New Building See Architecture Plans
- 2 New Announcers Box See Architecture Plans
- 3 Table Typical
- 4 Planting Typical See L1.2
- 5 Digout with Roof
- 6 Baiting Cage with Roof
- 7 Bullpen
- 8 Fenced in Storage
- 9 New Long Jump Pits and Runways
- 10 Temporary Outfield Fence

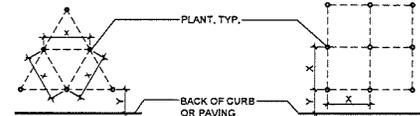




**PLANT LEGEND**

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
M	Ar	Acer rubrum	Red Maple	24" box
M	Cc	Cercis canadensis	Redbud	24" box
VL	Co	Cercis occidentalis	Western Redbud	24" box
M	Fo	Fraxinus oxycarpa	Raywood Ash	24" box
L	Ln	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	24" box
L	Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box
<b>Sun Mix</b>				
L	As	Anigozanthos spp	Kangaroo Paw	1 Gal.
L	Cs	Coleonema 'Sunset Gold'	Golden Breath of Heaven	5 Gal.
L	Fc	Festuca californica	California Fescue	1 Gal.
M	Fp	Flous pumila	Creeping Fig	1 Gal.
L	Lh	Lantana spp	Lantana	1 Gal.
L	Ls	Lecudendron 'Hawaii Magic'	Hawaii Magic Conebush	5 Gal.
L	Le	Lecospermum spp	Pin cushion	5 Gal.
L	Lo	Lomandra spp.	Mist Rush	1 Gal.
L	Mr	Muhlenbergia rigens	Deer Grass	1 Gal.
L	Sf	Salvia 'Furman's Red'	Furman's Red Sage	5 Gal.
L	Sa	Senecio serpens	Blue Chalksticks	1 Gal.
<b>Shade Mix</b>				
L	Cr	Cotrea spp	Australian Fuchsia	5 Gal.
L	Pf	Pharum spp	New Zealand Flax	5 Gal.
L	Pw	Pittosporum 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	5 Gal.
L	Lo	Lomandra spp	Mat Rush	1 Gal.

**PLANT SPACING AND PLANTING SETBACK DIAGRAM**



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12" W/ON

**\* WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: **REGION 1**  
 H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed  
 \*from: Water Use Classification of Landscape Species,  
 A Guide to the Water Needs of Landscape Plants (WUCOLS)  
 Revised 2014, University of California Cooperative Extension, L.R. Cosallo, K.S. Jones

**NOTE:**  
 All planting will be on automatic drip (low-flow) irrigation.



**BFS LANDSCAPE ARCHITECTS**  
 3150 CALIFORNIA STREET, SUITE 100, SAN JOSE, CA 95128  
 (408) 434-1111  
 www.bfslandscapearchitects.com

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 www.bfslandscapearchitects.com

Schematic Planting Plan  
 ARCHITECTURAL GROUP #01-424-4620  
 DATE 11/19/2021  
 SCALE AS NOTED  
 DRAWN 20049  
 SHEET L-1.2



# City of Salinas

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

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

## ENGINEER'S REPORT

**PURPOSE:** CUP2021-033

**DATE:** 5/27/2022

**LOCATION:** 919 Iverson St

**PLANNER:** Tom Wiles

**OWNER/APPLICANT:** Palma School/Belli Architectural Group

**DEVELOPMENT PROPOSAL:** Improvements to existing school athletic facilities, including replacement of natural turf sports fields with synthetic turf, replacement of batting cages at a new location, replacement of the baseball dugouts, replacement of press box at a new location, and construction of new field house building

**RECOMMENDATION:** Approved with Conditions

**SWDS CATEGORY:** Priority

**SWDS THRESHOLD:** 1-4

**NPDES CATEGORY:** High Priority

**DEVELOPMENT REVIEW:** *Development Review Submittal prepared by Belli Architectural Group and C3 Engineering dated March 10, 2022, revised 4/28/22.*

### GENERAL CONDITIONS (PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT)

1. NPDES/Site Disturbance – Applicant shall provide a SWPPP for review. Provide complete information including QSP information, required signatures and construction schedule. Provide completed erosion and sediment control checklist. The erosion and sediment control plan must be revised to remove references to Monterey County and update information to align with the City's NPDES Permit.
2. Erosion Control Plan – Detailed plans shall be submitted that illustrate that proposed erosion control measures.
3. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing based on street frontage. For this property a minimum of twelve (12) trees are required. If the existing improvements or the site cannot accommodate twelve street trees, the applicant shall pay the street tree impact fee in lieu of the street tree installation.
4. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
5. Development Impact Fees – Development impact fees are estimated at \$52,840 which includes credit for the existing buildings that are proposed to be demolished. Applicant shall complete the sanitary sewer fixture table prior to building permit issuance. Fees are assessed and due prior issuance of a building permit.

*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

# DEVELOPMENT FEES

## COMMERCIAL BUILDINGS (2021-2022)

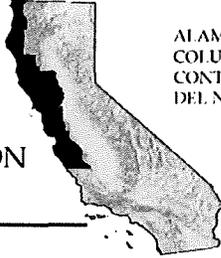
(Including Hotels/Motels/Schools)

Address: 919 Iverson St			Permit #:	<b>Estimate Only</b>			
Date: 04/11/22			Bldg. Area:	6,078 sf			
<b>1. STREET TREE FEE:</b>				2304.00.0000-56.5110			
720	Street Frontage (LF)	multiplier (per 60' frontage) \$360:	\$	4,320.00	Not assessed if provided by applicant		
<b>TOTAL STREET TREE FEE DUE:</b>			\$	4,320.00			
<b>2. SANITARY SEWER FEE:</b>				2301.00.0000-56.5120			
First 4,000 sf of building area and first 20 F.U. = \$1,847:			\$	1,847	Please complete attached Sanitary Sewer Fixture Table.		
(20)	Fixture units over 20 x \$19.55 ea:						
2,078	sq. ft. of building area over 4,000/100 x \$4.58 ea:		\$	95.17			
<b>TOTAL SANITARY SEWER FEE DUE:</b>			\$	1,942.17			
<b>3. STORM DRAIN FEE:</b>				2301.00.0000-56.5130			
37,826	sf property	43,560 sf/acre:		0.868			
		@ \$7,603/acre:	\$	-			
		(School Rate) @ \$6,063/acre:	\$	5,733.82			
<b>TOTAL STORM DRAIN FEE DUE:</b>			\$	5,733.82			
<b>4. TRAFFIC IMPACT FEE:</b>				2306.00.0000-56.5150			
Building Square Footage:				6,078	Building area includes credit for buildings to be demolished.		
Use:	530	Divided by 1,000 :		6.078		0.000	0.000
Category:	High School	Trip Rate (TFO):		13			
Trips:				79		0	0
Total Trips:				79			
@ \$398/trip (\$576/trip in FGA):			\$	31,447.57			
<b>TOTAL TRAFFIC IMPACT FEE DUE:</b>			\$	31,447.57			
<b>5. REGIONAL DEVELOPMENT IMPACT FEE</b>				8809.81.8157-57.8640			
Fee assessed by the Transportation Agency for Monterey County			\$	-	Per TAMC fee schedule		
<b>6. PUBLIC FACILITIES IMPACT FEE</b>							
FIRE IMPACT FEE \$546/ksf (Commercial) =			\$	3,318.59			
POLICE IMPACT FEE \$727/ksf (Commercial) =			\$	6,078.00			
<b>TOTAL PUBLIC FACILITIES IMPACT FEE</b>			\$	9,396.59			
<b>TOTAL DEVELOPMENT FEES DUE:</b>			<b>\$</b>		<b>52,840.15</b>		

Effective: July 12, 2021

Valid through: June 30, 2022

CALIFORNIA  
HISTORICAL  
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NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

June 20, 2022

File No.: 21-2050

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

re: CUP 2021-033 & ER 2021-007 / APN 002-562-001-000 at 919 Iverson Street, Salinas / Ismael Magana Jr.

Dear Tom Wiles,

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

**Project Description:**

Improvements to existing school athletic facilities including: replacement of the natural turf sports field with synthetic turf, replacement of existing baseball dugouts with new dugouts, replacement of existing batting cages with new batting cages in new location, replacement of existing press box with a new press box in a new location, demolition of existing athletics office, field house, press box, and metal building to be replaced with a new field house building, new landscape, hardscape, and fencing improvements.

**Previous Studies:**

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:**

The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

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

The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and

**Exhibit** 19

workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

**Built Environment Recommendations:**

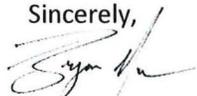
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties as included in the proposed project, it is recommended that prior to commencement of project activities, a qualified professional 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,



Bryan Much  
Coordinator



*Santa Ynez Band of Chumash Indians*  
*Tribal Elders' Council*

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

Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦ Email: [elders@santaynezechumash.org](mailto:elders@santaynezechumash.org)

August 18, 2022

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

Att.: Thomas Wiles, Senior Planner

Re: Conditional Use Permit 2021-003 219 Iverson Street

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 Resource Management  
Santa Ynez Band of Chumash Indians | Tribal Hall  
(805) 325-5537  
[cmendoza@santaynezechumash-nsn.gov](mailto:cmendoza@santaynezechumash-nsn.gov)



**Exhibit** 20

**PALMA SCHOOL ATHLETIC FIELD IMPROVEMENTS  
MITIGATION MONITORING AND REPORTING PROGRAM  
919 IVERSON STREET  
(CONDITIONAL USE PERMIT 2021-033)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring; Method to Confirm Implementation	Timing for Implementation
AQ-1 Air Quality	<p>During construction, the applicant or successor in interest shall:</p> <ul style="list-style-type: none"> <li>a) Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day.</li> <li>b) Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways.</li> <li>c) Prohibit all grading activities whenever wind speeds exceed 15 mph.</li> <li>d) Maintain a minimum of two feet for freeboard for all haul trucks.</li> <li>e) Cover all trucks hauling dirt, sand, or loose materials.</li> <li>f) Cover inactive storage piles.</li> <li>g) Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement.</li> <li>h) Place gravel base near site entrances to clean tires prior to entering public roadways.</li> </ul>	Minimize air quality impacts.	Applicant, or Successor in Interest.	Community Development Department – Permit Services Division.	During construction phase.
AQ-2 Air Quality	Consult with the Monterey Bay Air Resources District regarding the potential need for a diesel health risk assessment and shall mitigate diesel impacts to a less than significant level in accordance with the Air District requirements.	Minimize air quality impacts.	Applicant, or Successor in Interest.	Community Development Department – Permit Services Division.	During construction phase.
AQ-3 Air Quality	All applicable permits from the Monterey Bay Air Resources District shall be obtained for building demolition and construction.	Minimize air quality impacts.	Applicant, or Successor in Interest.	Community Development Department – Permit Services Division.	During construction phase.

CU-1 Cultural Resources and TCR-1 Tribal and Cultural Resources	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 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.
N-1 Noise	To reduce short-term noise impacts to existing residential development within the proximity of the site, construction activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.	To reduce noise impacts to adjacent residential development.	Applicant, or Successor in Interest.	Permit Center – Building Division	During construction phase.

I:\ComDev\Planning Share Space\Conditional Use Permits\2021 CUP's\CUP 2021-033 - 919 Iverson St\ER 2021-007\CUP 2021-033 Mitigation Monitoring and Reporting Program.docx