

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901

(MITIGATED) NEGATIVE DECLARATION

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined to have an insignificant effect upon the environment.

Project's Common Name: Palma School Athletic Field Improvements

File No.(s): Conditional Use Permit 2021-033

Project Applicant: Ismael Magana Jr. for Palma School

Project Location: 919 Iverson Street in the Public/Semipublic (PS) Zoning District (APN: 002-562-001-000)

Project Description: Request to construct athletic facility improvements to existing school facilities at Palma School including a new 9,422 s.f. field house, 144 s.f. press box, new dugouts, batting cages, replace natural turf with artificial turf, install landscaping, construct new fencing, and provide related site improvements.

Determination: The attached Initial Study has been prepared for the above project in accordance with the California Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas. On the basis of the Initial Study, the City of Salinas makes the following determination:

- The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.
- The above project could have a significant effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by or agreed to by the applicant which will avoid the effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Salinas that the proposed project, as revised, may have a significant effect on the environment. A (MITIGATED) NEGATIVE DECLARATION is hereby approved.

Mitigation measures, if any, included in the project to avoid potentially significant effects:
(See attached Mitigation Monitoring Program)

Further information about this project and about its probable environmental impact will be on file in the Community Development Department, 65 West Alisal Street, Salinas, CA 93901.

COURTNEY GROSSMAN
Planning Manager

By: 
Thomas Wiles
Senior Planner
Date: 8/23/22

Attach: Mitigation Monitoring and Reporting Program

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**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"> 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. 	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.

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