

North

Vicinity Map



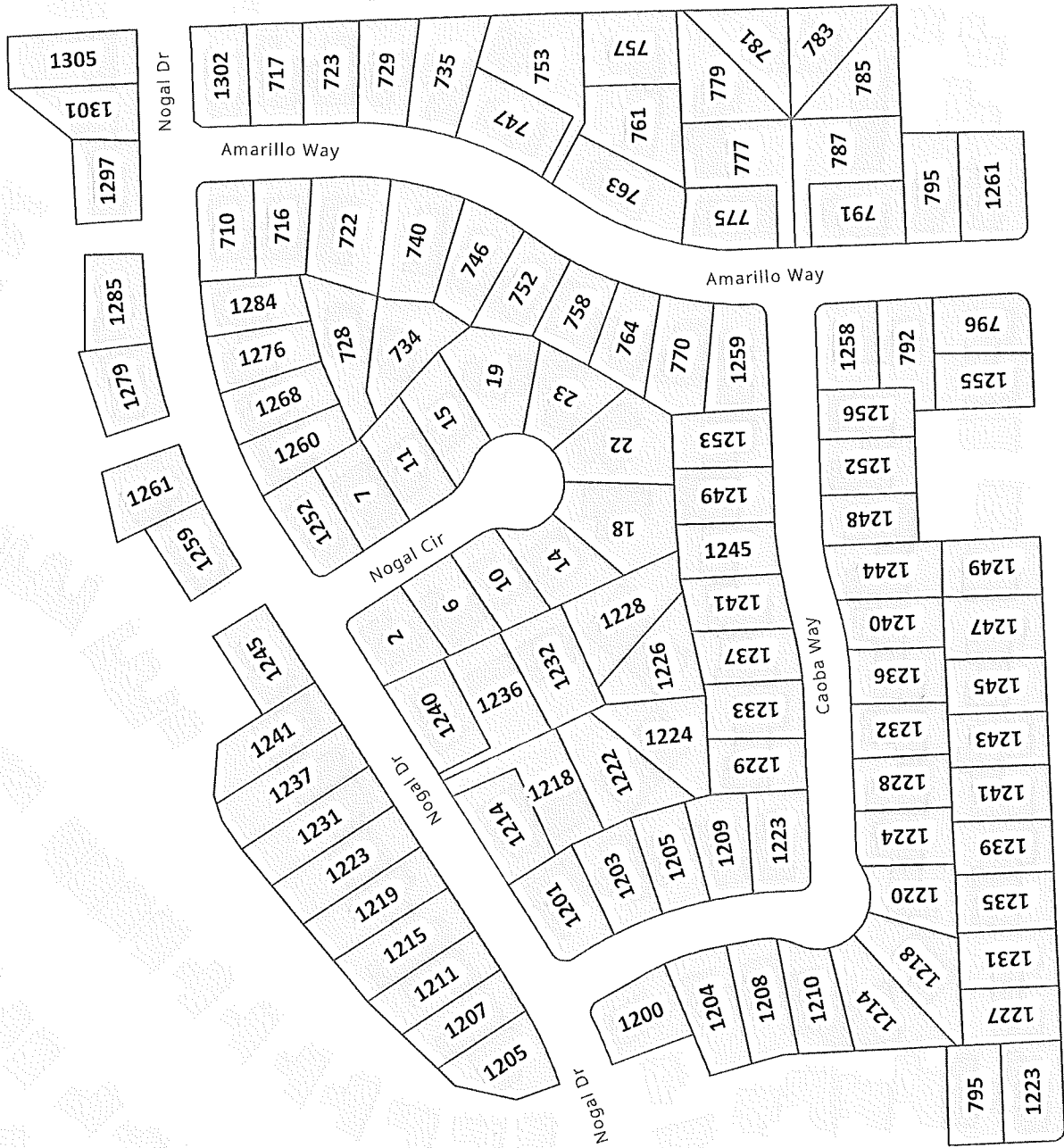
PLANNED UNIT DEVELOPMENT PERMIT 2023-001 Subject Area

Exhibit A

Fresno
Idaho

Pino Way

Las Castas Dr



Planned Unit Development Permit 1969-003 Parcels (PUD 1969-003)



City of Salinas

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

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ENGINEER'S REPORT

PURPOSE: PUD2023-001

LOCATION: 747 Amarillo Way

OWNER/APPLICANT: Martha Espino/Armina & Hernan Perez

DATE: 11/28/23

PLANNER: Thomas Wiles

DEVELOPMENT PROPOSAL: Amendment to PUD1969-003 for residential additions.

RECOMMENDATION: Approved w/ Conditions

SWDS CATEGORY: None

SWDS THRESHOLD: None

NPDES CATEGORY: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by E&L Building Design Studio dated 09/18/2023.*

CONDITIONS OF APPROVAL

1. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
2. Offsite Improvements – Applicant shall provide street trees at a maximum of 60-ft spacing. If street trees cannot be installed, the street tree fee must be paid. Show location of existing utility pole as this may conflict with the proposed driveway.
3. Offsite Improvements - Applicant shall reconstruct any broken or damaged existing sidewalk and curb and gutter.
4. NPDES Compliance – Contractor shall provide construction BMPs for site improvements.
5. Development Impact Fees – No change in use is proposed based on the application. No development impact fees are anticipated.

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



Fernando Rizo, QSP/QSD

Assistant Engineer

for

Adriana Robles, PE, CFM

City Engineer