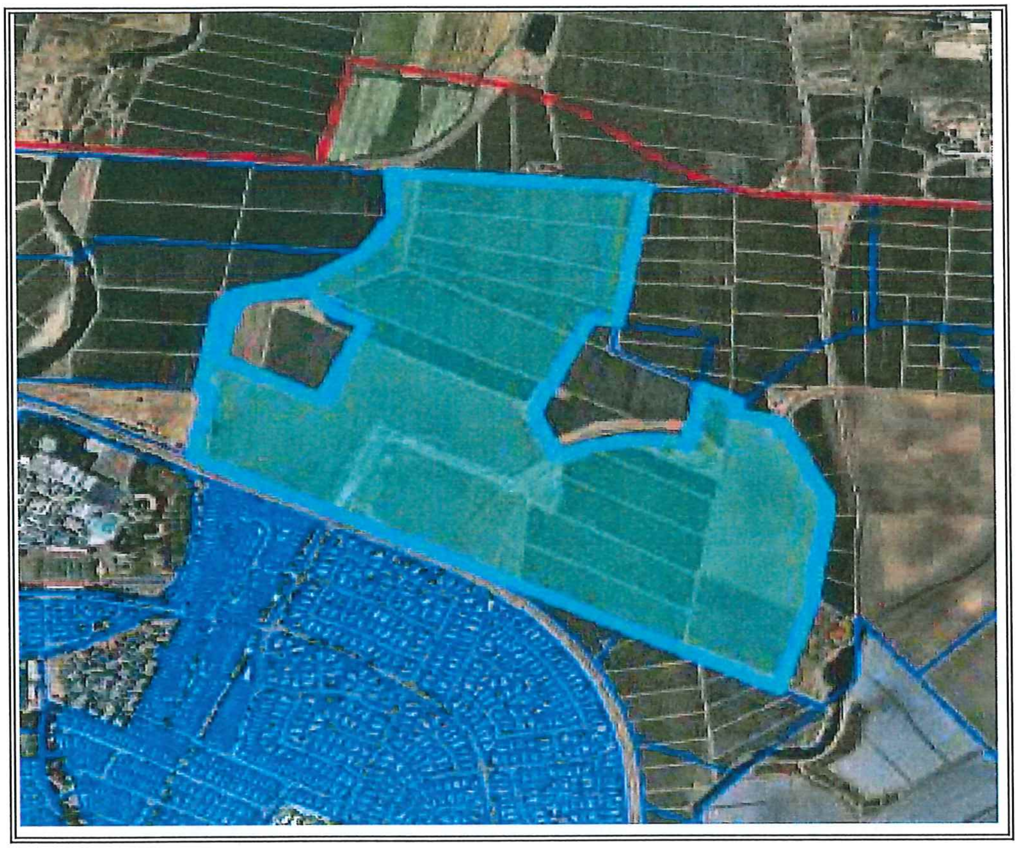
North

Vicinity Map



TENTATIVE MAP 2021-001
APN: 153-091-015-000

Exhibit A

I:\ComDev\Planning Share Space\Tentative Maps\TM 2021-001 (CASP)\Vicinity Map for TM 2021-001.docx

Exhibit A

Exhibit B

BENCHMARK:
POINT NO. 5051, A 3-1/2" BRASS DISK WITH PUNCH IN MONUMENT BOX AT CONSTITUTION AND INDEPENDENCE, AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 3, 2002 IN VOLUME 25 OF SURVEYS, AT PAGE 94, RECORDS OF MONTEREY COUNTY, CALIFORNIA. ELEVATION (NAVD88)=65.52 FEET.

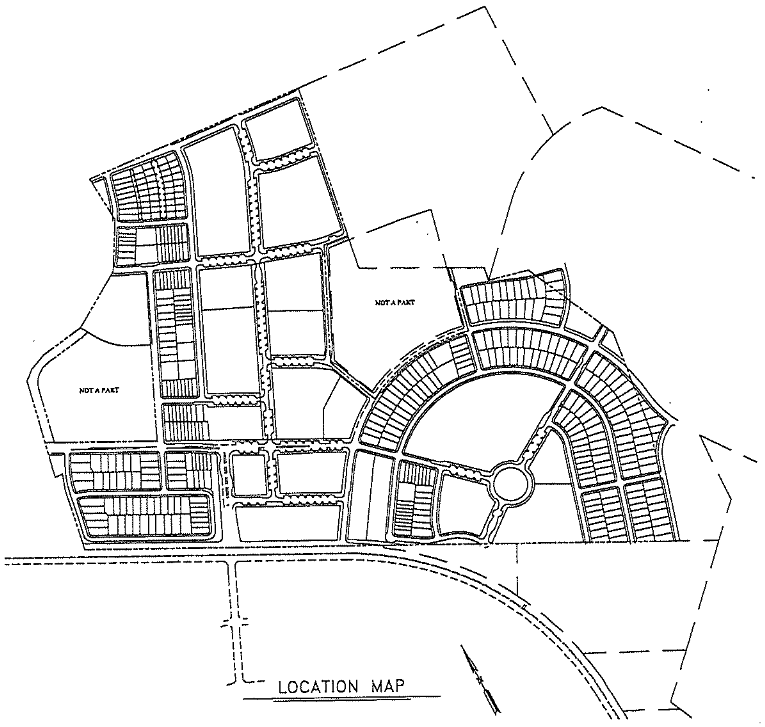
TENTATIVE MAP
CODIROLI & PROBERT PROPERTY
CENTRAL AREA SPECIFIC PLAN
SALINAS, CALIFORNIA

GENERAL NOTES

1. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
2. THIS PROJECT INCLUDES ALL OF "PARCEL 1", ALL OF "PARCEL 2", AND ALL OF "PARCEL 3" AS SHOWN ON THE PARCEL MAP RECORDED MAY 25, 2021 IN VOLUME 24 OF PARCEL MAPS, AT PAGE 3, RECORDS OF MONTEREY COUNTY, CALIFORNIA, CONTAINED WITHIN THE PROJECT BOUNDARY LINE SHOWN HEREON.
3. THE EXISTING TOPOGRAPHY, AS SHOWN, IS BASED ON AERIAL SURVEYS PERFORMED BY TETRA TECH, DATED OCTOBER 2021.
4. THE PROJECT IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAPS NO. 06053C0228G & 06053C0226G DATED 4/2/2009.
5. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
6. FINAL PIPE SIZES, ELEVATIONS, AND LENGTHS ARE SUBJECT TO CHANGE AND WILL BE REFINED DURING FINAL DESIGN.
7. GRADES SHOWN ON THIS TENTATIVE MAP ARE PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE REFINED DURING FINAL DESIGN.
8. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY EARTH SYSTEMS PACIFIC DATED SEPTEMBER 10, 2021.
9. ALL PUBLIC STREETS SHOWN ARE PROPOSED TO BE DEDICATED TO THE CITY. ONSITE FACILITIES WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION OR A LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT.
10. THE APPLICANT WILL IMPROVE THE SCHOOL FRONTAGE PROVIDED THAT THE APPLICABLE SCHOOL DISTRICTS ENTER INTO A REIMBURSEMENT AGREEMENT TO REIMBURSE THE DEVELOPER FOR THE COST OF THE HALF STREET AND ASSOCIATED UTILITIES.
11. ALL STORM DRAIN AND SANITARY SEWER LINES SHOWN ARE TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF SALINAS.
12. ALL WATER LINES SHOWN ARE TO BE OWNED AND MAINTAINED BY THE WATER SERVICE PROVIDERS (ALCO WATER SERVICE OR CALIFORNIA WATER SERVICE COMPANY).
13. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
14. REFER TO THE CENTRAL AREA SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT APPENDIX D FOR THE BIOLOGICAL RESOURCES REPORT.

PROJECT INFORMATION

1. PROPERTY LOCATION:	NORTH OF BORONDA ROAD, BETWEEN INDEPENDENCE BLVD AND CONSTITUTION BLVD, SALINAS, MONTEREY COUNTY, CALIFORNIA
2. ASSESSOR'S PARCEL NUMBER:	153-091-015
3. PRESENT LAND USE:	AGRICULTURAL
4. TOTAL EXISTING LOTS:	3
5. TOTAL PROPOSED LOTS:	427
6. EXISTING GENERAL PLAN LAND USE:	SEE REZONE MAP 2020-002 FROM CENTRAL AREA SPECIFIC MAP
7. GROSS BUILDOUT TABULATION	
PROPOSED OPEN SPACE	4.04 AC
PROPOSED PARKS:	18.44 AC
PROPOSED PUBLIC STREET R/W:	51.39 AC
PROPOSED PUBLIC LOTS:	2.00 AC
PROPOSED DEVELOPABLE LOTS:	111.07AC
TOTAL:	186.94 AC
8. BUILDOUT TABULATION PENDING LLA BY SEPARATE INSTRUMENT	
PROPOSED OPEN SPACE:	4.04 AC
PROPOSED PARKS:	18.44 AC
PROPOSED PUBLIC STREET R/W:	53.47 AC
PROPOSED PUBLIC LOTS:	2.00 AC
PROPOSED DEVELOPABLE LOTS:	111.32 AC
TOTAL:	189.27 AC
9. UTILITY PROVIDERS:	
WATER:	ALCO WATER SERVICE OR CALIFORNIA WATER SERVICE COMPANY
SANITARY SEWER	CITY OF SALINAS
STORM DRAIN:	CITY OF SALINAS
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC



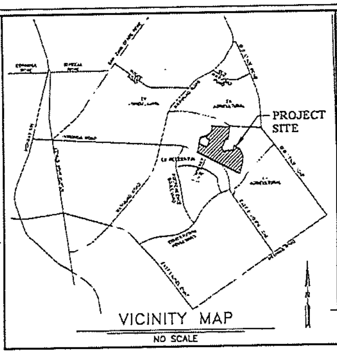
LOCATION MAP

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	CENTERLINE	
	CURB & GUTTER	
	SIDEWALK	
SD	STORM DRAIN	EX SD
SS	SANITARY SEWER	EX SS
W	WATER	EX W
●	MANHOLE	○
▣	INLET	□
	ELECTROLIER	
	HANDICAP RAMP	
12	LOT NUMBER	
110	CONTOUR	120
PAD 125.7	PAD ELEVATION	
x130.7	SPOT ELEVATION	x349.2
0.5% OR	SLOPE & DIRECTION	
OR	DIRECTION OF SURFACE FLOW	
	OVERLAND RELEASE	
	HIGH TENSION WIRE TOWER	⊠

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
BNDY	BOUNDARY
BC	BACK OF CURB
BW	BACK OF WALK
CB	CATCH BASIN
CL or ℄	CENTERLINE
DB	DECIBEL
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
GB	GRADE BREAK
HCF	HARTNELL COLLEGE FOUNDATION
HP	HIGH POINT
IEE	INGRESS-EGRESS EASEMENT
INV	INVERT
L.E.	LANDSCAPE EASEMENT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PL or ℗	PROPERTY LINE
PSDE	PUBLIC STORM DRAIN EASEMENT
PSSE	PUBLIC SANITARY SEWER EASEMENT
PTE	PUBLIC TRAIL EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
R	RIGHT or RADIUS
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWK	SIDEWALK
TFC	TOP OF FLUSH CURB ELEVATION
TMC	TOP OF MODIFIED CURB ELEVATION
TMSC	TOP OF MODIFIED SPILL CURB ELEVATION
TYP	TYPICAL
W	WATER



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO.	TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	STREET SECTIONS
4	STREET SECTIONS
5	DETAILS
6	CENTRAL AREA SPECIFIC PLAN DENSITY CONFORMANCE
7-23	LOTTING PLAN
24-39	PRELIMINARY GRADING PLAN
40-41	GRADING SECTIONS
42-56	PRELIMINARY UTILITIES PLAN
57	STORMWATER CONTROL PLAN
58	STORMWATER CONTROL NOTES & DETAILS
59	STORMWATER BASIN WEST
60	STORMWATER BASIN EAST
61	PRELIMINARY TRAFFIC CALMING
62	CUMULATIVE NOISE LEVELS
63	PHASING PLAN

OWNER:
EAST BORONDA LLC
1540 CONSTITUTION BOULEVARD
SALINAS, CA 93905
CONTACT: HUGH WALKER
(831) 443-0417
HWALKER@STONEBRIDGE-HOMES.COM

APPLICANT:
STONEBRIDGE HOMES
1540 CONSTITUTION BOULEVARD
SALINAS, CA 93905
CONTACT: HUGH WALKER
(831) 443-0417
HWALKER@STONEBRIDGE-HOMES.COM

CIVIL ENGINEER:
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
CONTACT: CHRIS PATTON, P.E., RCE #66271
(408) 848-0300, CPATTON@RJA-GPS.COM

GEOTECHNICAL ENGINEER:
EARTH SYSTEMS PACIFIC
1514 MOFFETT STREET, SUITE G
SALINAS, CA 93905
CONTACT: GEORGE BARNETT
(831) 422-8547, GBARNETT@EARTHSYS.COM

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
TITLE SHEET
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

SCALE NONE
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 1 OF 63 SHEETS
JOB NO. 072083

Exhibit C

NOTES

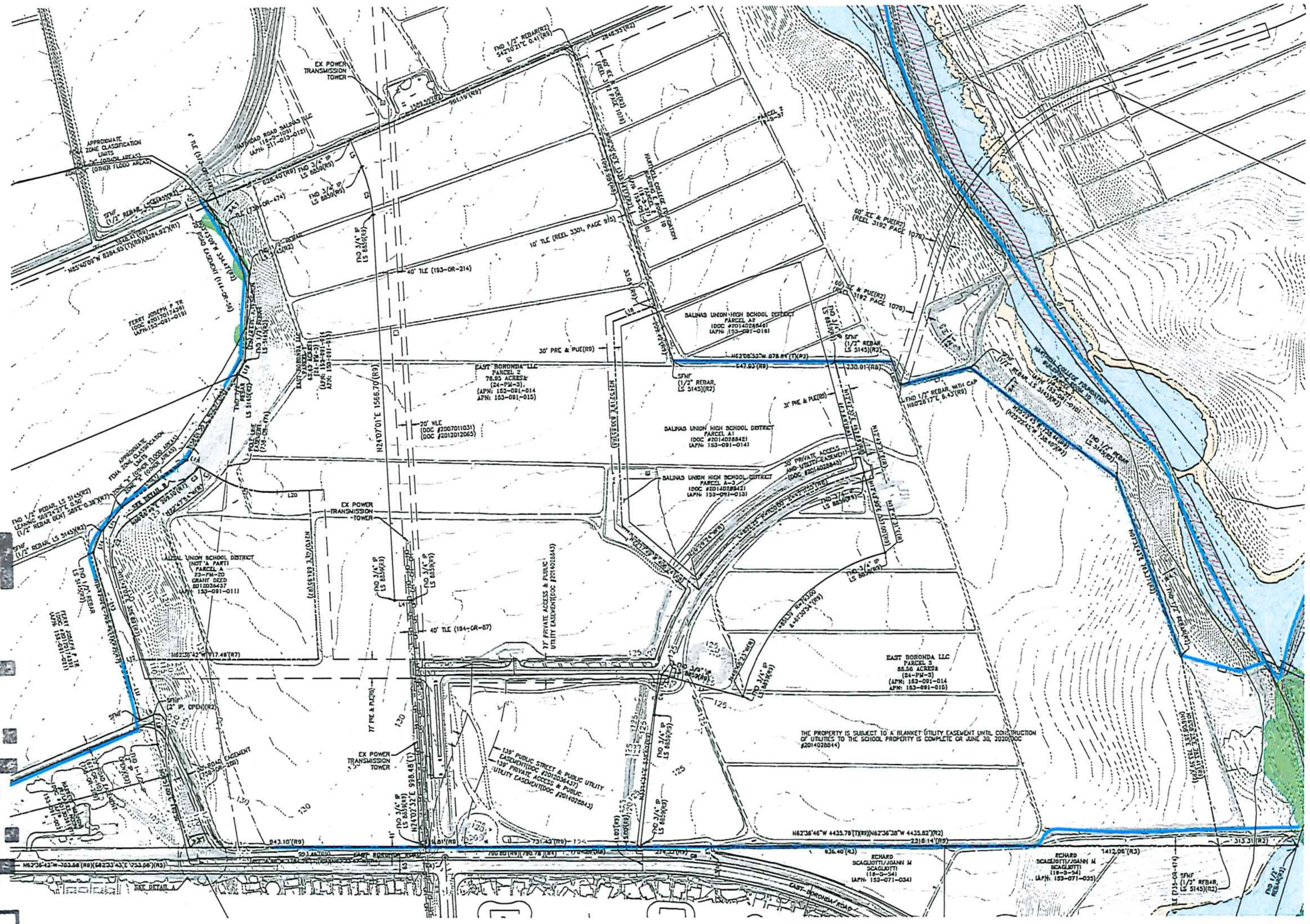
1. FEMA FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAPS NO. 06053C0228H. ZONE A IS DESIGNATED AS A SPECIAL FLOODPLAIN LOCARION SHOWN FOR REFERENCE ONLY.
2. RIVERINE AND WETLAND SIZE AND LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.

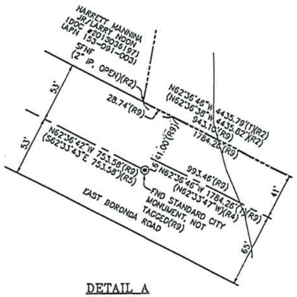
LEGEND

🟩	FRESHWATER FORESTED/SHRUB WETLAND
—	RIVERINE
🟦	FLOOD ZONE A
▨	FLOODWAY
☐	FLOOD ZONE X

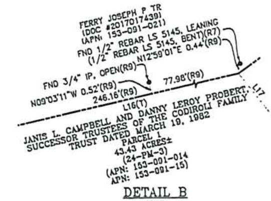
REFERENCES

(R1)	RECORD OF SURVEY	16-S-109
(R2)	RECORD OF SURVEY	19-S-37
(R3)	RECORD OF SURVEY	16-S-54
(R4)	TRACT NO. 1133	17-C&T-13
(R5)	TRACT NO. 1066	16-C&T-30
(R6)	TRACT NO. 1151	17-C&T-32
(R7)	PARCEL MAP	23-PM-20
(R8)	GRANT DEED	DOC #2014028842
(R9)	PARCEL MAP	24-PM-3





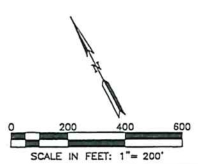
DETAIL A
1"=50'



DETAIL B
NTS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	252.44'	431.00'	033°33'32"	(R7)
C2	215.73'	178.50'	069°14'47"	(R7)
C3	84.32'	351.50'	013°44'43"	(R7)
C4	165.32'	1130.00'	008°22'56"	(R9)
C5	200.29'	580.00'	019°47'10"	(R9)
C6	271.53'	2112.00'	007°21'59"	(R9)

LINE TABLE			
LINE	BEARING	DIST	
L1	N47°21'40"W	337.08'	(R9)
L2	N21°53'22"E	17.85'	(I121°56'13"E 17.85')(R3)
L3	N34°45'12"E	41.00'	(R9)
L4	N62°36'42"W	68.05'	(R9)
L5	N04°19'51"E	117.20'	(R9)
L6	N27°22'17"E	12.00'	(R9)
L7	N76°18'57"W	290.89'	(R9)
L8	N18°33'33"E	119.18'	(R9)
L9	N85°40'09"W	55.98'	(N85°40'09"W 56.24')(R2)(R7)
L10	N09°38'07"E	97.23'	(R9)
L11	N11°42'02"E	237.56'	(R9)
L12	N78°17'58"W	62.58'	(R9)
L13	N11°42'02"E	467.93'	(R9)
L14	N48°47'50"E	89.36'	(R2)(R7)
L15	N66°30'52"E	128.48'	(R2)(R7)
L16	N80°56'49"E	324.14'	(R2)(R7)
L17	N34°44'32"W	57.94'	(N34°44'19"W 57.94')(R7)
L18	N83°22'02"W	179.23'	(R9)
L19	N56°18'52"E	56.70'	(R2)(N56°03'13"E 56.82')(R7)
L20	N65°05'44"W	128.49'	(R9)
L21	N31°32'12"W	81.72'	(R9)



SCALE IN FEET: 1"= 200'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
EXISTING CONDITIONS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

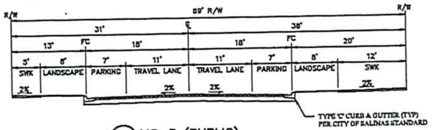
FOR: STONEBRIDGE HOMES

SCALE 1"=200'
DATE OCT 2023

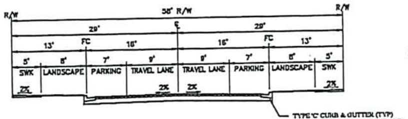
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 2 OF 83 SHEETS

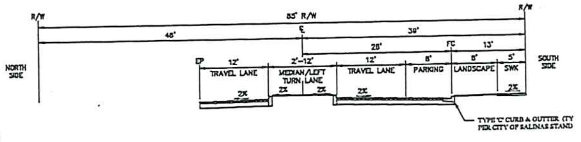
JOB NO. 072083



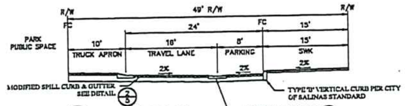
Ⓗ MS–3 (PUBLIC)
SCALE: NONE



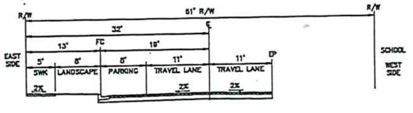
Ⓓ LS–2 ULTIMATE (PUBLIC)
SCALE: NONE



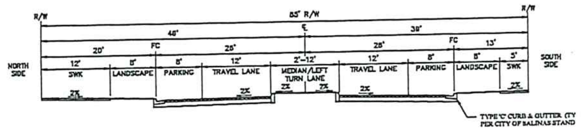
Ⓐ C–1 INTERIM (PUBLIC)
SCALE: NONE


R/W
49' R/W
R/W
FC
PARK PUBLIC SPACE
24'
FC
15'
10'
16'
8'
15'
TRUCK APRON
TRAVEL LANE
PARKING
SWK
2%
MODIFIED SPILL CURB & GUTTER SEE DETAIL 2/5
TYPE 'B' VERTICAL CURB PER CITY OF SALINAS STANDARD
VALLEY GUTTER (TYP) SEE DETAIL 4/5

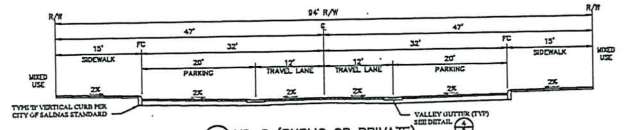
Ⓘ VC–1 (PUBLIC)
SCALE: NONE



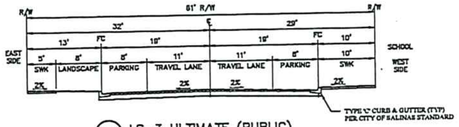
Ⓔ LS–3 INTERIM (PUBLIC)
SCALE: NONE



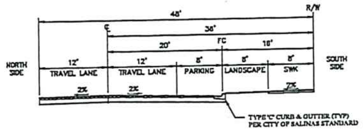
Ⓐ C–1 ULTIMATE (PUBLIC)
SCALE: NONE



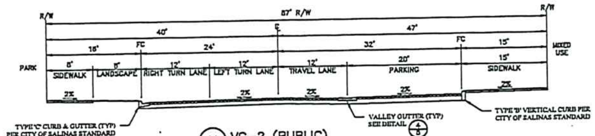
Ⓙ VC–2 (PUBLIC OR PRIVATE)
SEE PLAN VIEW FOR OWNERSHIP
SCALE: NONE



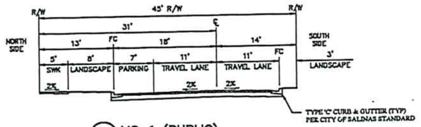
Ⓔ LS–3 ULTIMATE (PUBLIC)
SCALE: NONE



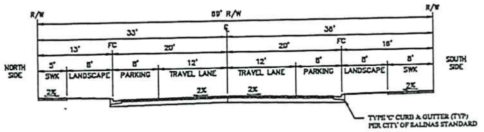
Ⓑ C–2 INTERIM (PUBLIC)
SCALE: NONE



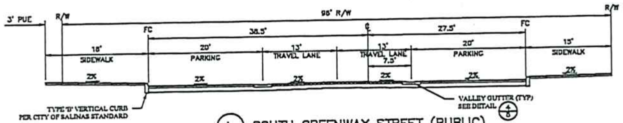
Ⓚ VC–2 (PUBLIC)
SCALE: NONE



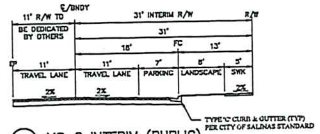
Ⓕ MS–1 (PUBLIC)
SCALE: NONE



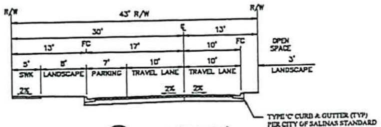
Ⓑ C–2 ULTIMATE (PUBLIC)
SCALE: NONE



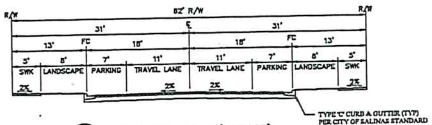
Ⓛ SOUTH GREENWAY STREET (PUBLIC)
SCALE: NONE



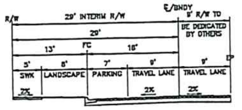
Ⓖ MS–2 INTERIM (PUBLIC)
SCALE: NONE



Ⓒ LS–1 (PUBLIC)
SCALE: NONE



Ⓖ MS–2 ULTIMATE (PUBLIC)
SCALE: NONE



Ⓓ LS–2 INTERIM (PUBLIC)
SCALE: NONE

STREET SECTION NOTES:

1. STREET SECTIONS SHOWN ARE BASED ON THE ULTIMATE STREET SECTION IDENTIFIED IN THE CENTRAL AREA SPECIFIC PLAN. INTERIM STREET SECTIONS MAY BE PLACED WHERE RIGHT OF WAY ACQUISITION IS NECESSARY FROM ADJACENT PROPERTY OWNERS IN ORDER TO FACILITATE THE ULTIMATE STREET SECTION.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
STREET SECTIONS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

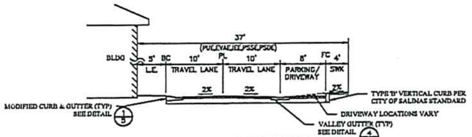
SCALE	DATE
NONE	OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET
3
OF 83 SHEETS
JOB NO.
072083

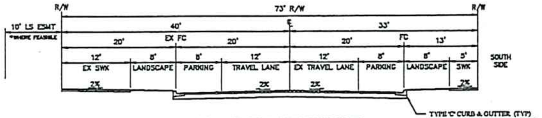
Exhibit D

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\3 STREET SECTIONS.dwg


37'
(PUE,EVAE,IEE,PSSE,PSDE)
BLDG
5' BC 10' PL 10' 8' FC 4'
L.E.
TRAVEL LANE
TRAVEL LANE
PARKING/ DRIVEWAY
SWK
2%
MODIFIED CURB & GUTTER (TYP) SEE DETAIL 1/5
TYPE 'B' VERTICAL CURB PER CITY OF SALINAS STANDARD
DRIVEWAY LOCATIONS VARY
VALLEY GUTTER (TYP) SEE DETAIL 4/5

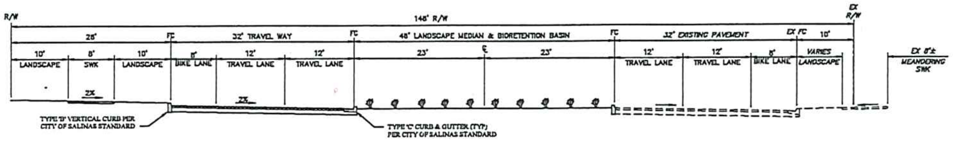
NOTE: A BALCONY FOR A CARRIAGE APARTMENT MAY ENCROACH 5' INTO THE PUE.

Ⓣ A–4 (PRIVATE ALLEY W/ PARKING ONE SIDE)
SCALE: NONE

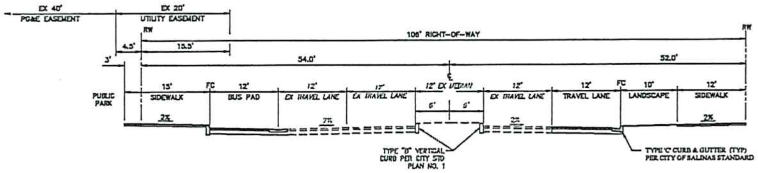


NOTE: IN SOME AREAS, PORTIONS OF THE STREET HAVE ALREADY BEEN CONSTRUCTED

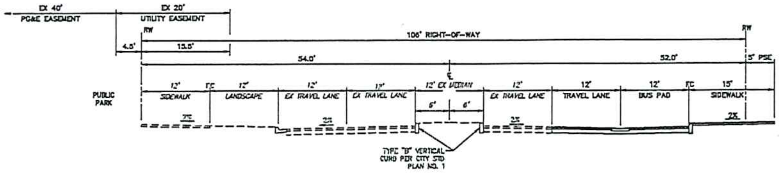
Ⓤ C–1 (PUBLIC)
SCALE: NONE



Ⓥ EAST BORONDA ROAD
SCALE: NONE



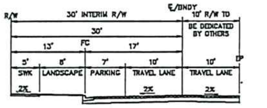
Ⓦ HEMINGWAY DRIVE
SCALE: NONE



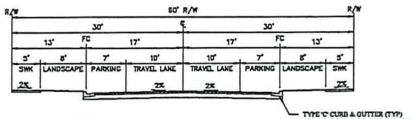
Ⓧ HEMINGWAY DRIVE
SCALE: NONE

PAVEMENT SECTIONS	
TI	SECTION
4.0	2.5" AC/7" AB
4.5	2.5" AC/8" AB
5.0	3.0" AC/9" AB
5.5	3.0" AC/11" AB
6.0	3.5" AC/12" AB
6.5	4.0" AC/13" AB
7.0	4.0" AC/14" AB

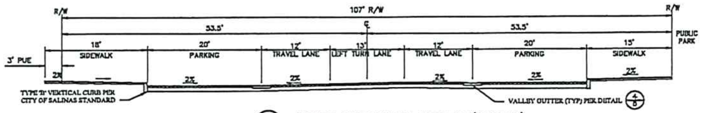
STREET STRUCTURAL SECTIONS ARE PROVIDED BASED ON THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FROM EARTH SYSTEMS PACIFIC, DATED SEPTEMBER 10, 2021.



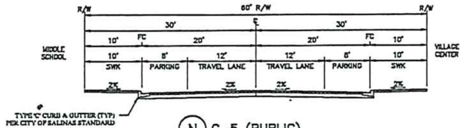
Ⓨ LS–2 INTERIM (PUBLIC)
SCALE: NONE



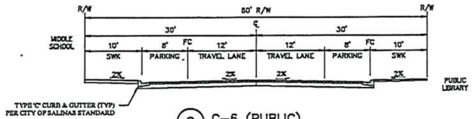
Ⓨ LS–2 ULTIMATE (PUBLIC)
SCALE: NONE



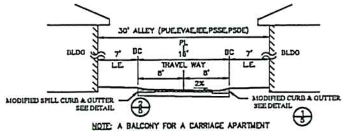
Ⓜ SOUTH GREENWAY STREET (PUBLIC)
SCALE: NONE



Ⓝ C–5 (PUBLIC)
SCALE: NONE

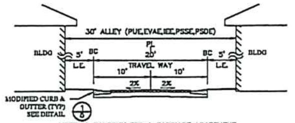


Ⓞ C–6 (PUBLIC)
SCALE: NONE


30' ALLEY (PUE,EVAE,IEE,PSSE,PSDE)
BLDG
7' BC PL 16' BC 7'
BLDG
L.E.
TRAVEL WAY
L.E.
8' 8'
2%
MODIFIED SPILL CURB & GUTTER SEE DETAIL 2/5
MODIFIED CURB & GUTTER SEE DETAIL 1/5

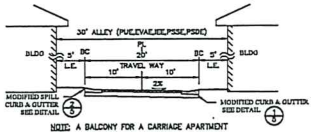
NOTE: A BALCONY FOR A CARRIAGE APARTMENT MAY ENCROACH 5' INTO THE PUE.

Ⓟ A–1 (PRIVATE)
SCALE: NONE


30' ALLEY (PUE,EVAE,IEE,PSSE,PSDE)
BLDG
5' BC PL 20' BC 5'
BLDG
L.E.
TRAVEL WAY
L.E.
10' 10'
2%
MODIFIED CURB & GUTTER (TYP) SEE DETAIL 1/5

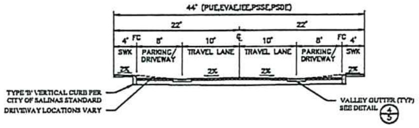
NOTE: A BALCONY FOR A CARRIAGE APARTMENT MAY ENCROACH 5' INTO THE PUE.

Ⓠ A–2 (PRIVATE)
SCALE: NONE


30' ALLEY (PUE,EVAE,IEE,PSSE,PSDE)
BLDG
5' BC PL 20' BC 5'
BLDG
L.E.
TRAVEL WAY
L.E.
10' 10'
2%
MODIFIED SPILL CURB & GUTTER SEE DETAIL 2/5
MODIFIED CURB & GUTTER SEE DETAIL 1/5

NOTE: A BALCONY FOR A CARRIAGE APARTMENT MAY ENCROACH 5' INTO THE PUE.

Ⓡ A–2 (PRIVATE)
SCALE: NONE


44' (PUE,EVAE,IEE,PSSE,PSDE)
22'
22'
4' FC 8' 10' ℄ 10' 8' FC 4'
SWK
PARKING/ DRIVEWAY
TRAVEL LANE
TRAVEL LANE
PARKING/ DRIVEWAY
SWK
2%
TYPE 'B' VERTICAL CURB PER CITY OF SALINAS STANDARD
DRIVEWAY LOCATIONS VARY
VALLEY GUTTER (TYP) SEE DETAIL 4/5

Ⓢ A–3 (PRIVATE ALLEY WITH PARKING)
SCALE: NONE

Exhibit E

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\4 STREET SECTIONS.dwg

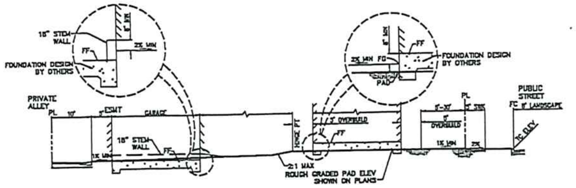
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE NONE
DATE OCT 2023

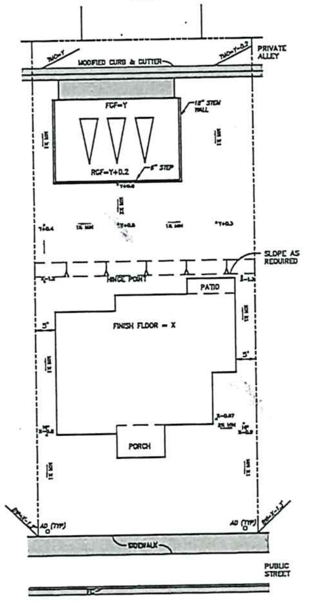
TENTATIVE MAP
STREET SECTIONS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 4 OF 83 SHEETS
JOB NO. 072063

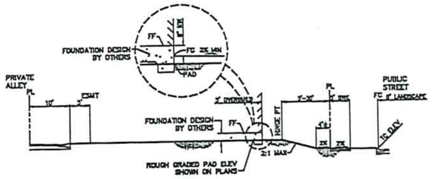


TYPICAL SPLIT DRAINAGE LOT SECTION A–A
NO SCALE

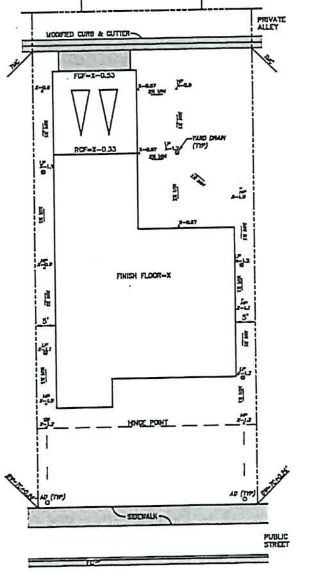


⑦ TYPICAL SPLIT DRAINING LOT GRADING
NO SCALE

NOTES:
1. TYPICAL LOT FINE GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

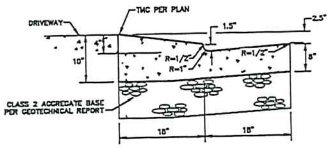


TYPICAL FRONT DRAINAGE LOT SECTION A–A
NO SCALE

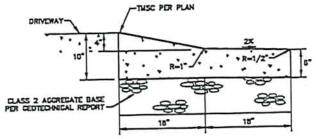


⑥ TYPICAL FRONT DRAINING LOT GRADING
NO SCALE

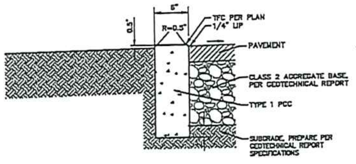
NOTES:
1. TYPICAL LOT FINE GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.



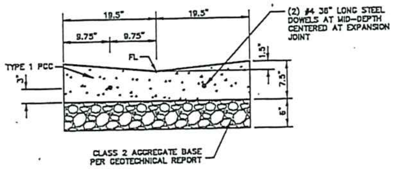
① MODIFIED CURB & GUTTER AT DRIVEWAY
NO SCALE



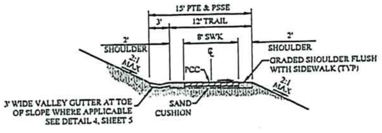
② MODIFIED SPILL CURB & GUTTER AT ALLEY
NO SCALE


6"
0.5"
R=0.5"
TFC PER PLAN
1/4" UP
PAVEMENT
CLASS 2 AGGREGATE BASE PER GEOTECHNICAL REPORT
TYPE 1 PCC
SUBGRADE, PREPARE PER GEOTECHNICAL REPORT SPECIFICATIONS

③ FLUSH CURB DETAIL
NO SCALE


19.5"
19.5"
9.75"
9.75"
(2) #4 38" LONG STEEL DOWELS AT MID-DEPTH CENTERED AT EXPANSION JOINT
FL
TYPE 1 PCC
1.5"
3"
7.5"
6"
CLASS 2 AGGREGATE BASE PER GEOTECHNICAL REPORT

④ VALLEY GUTTER DETAIL
NO SCALE


15' PTE & PSSE
3'
12' TRAIL
8' SWK
2'
SHOULDER
2'
SHOULDER
℄
2:1 MAX
2:1 MAX
PCC
GRADED SHOULDER FLUSH WITH SIDEWALK (TYP)
3' WIDE VALLEY GUTTER AT TOE OF SLOPE WHERE APPLICABLE SEE DETAIL 4, SHEET 5
SAND CUSHION

⑤ CLASS I MULTI-USE TRAIL
NO SCALE

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
DETAILS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

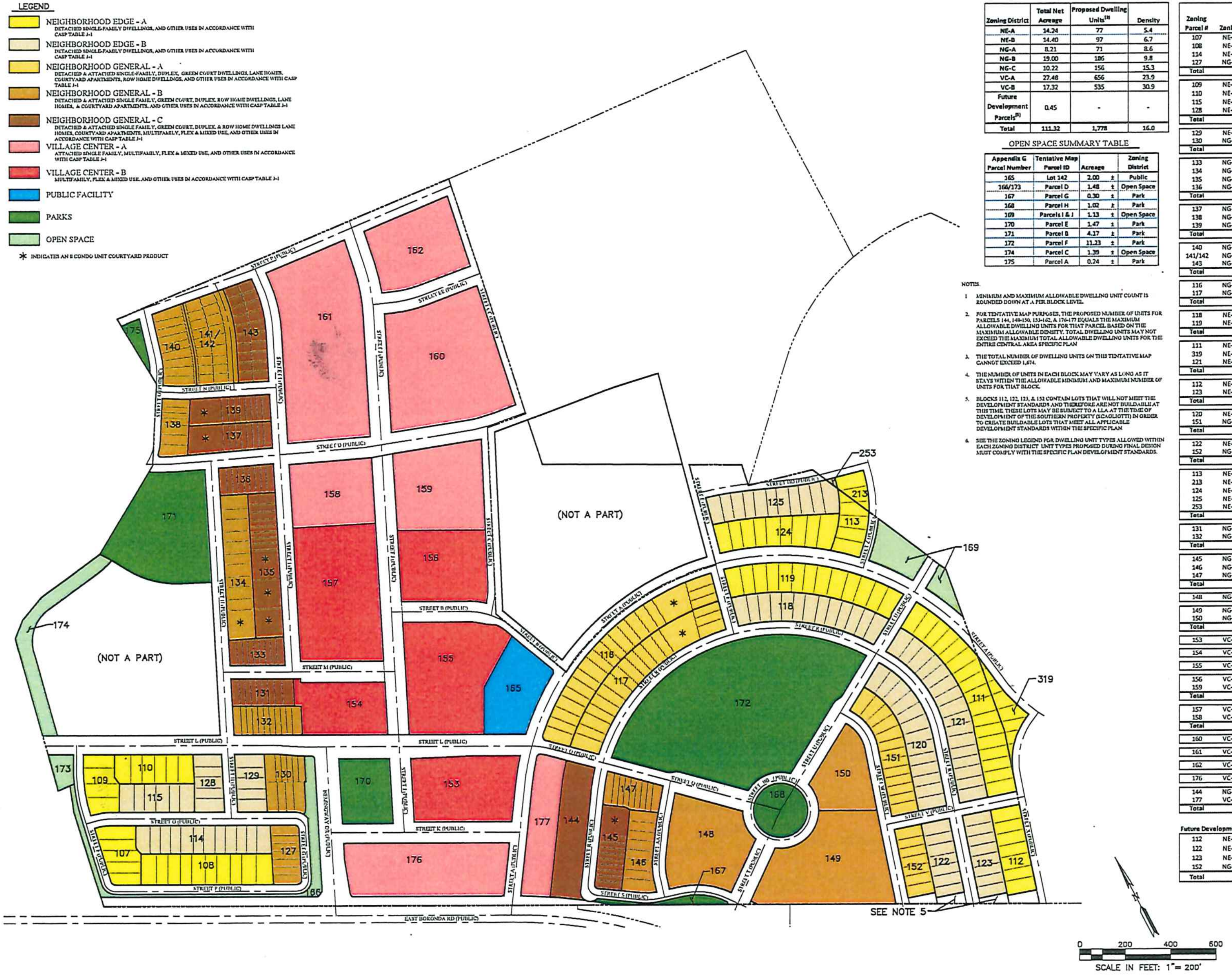
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE NONE
DATE OCT 2023

SHEET 5 OF 83 SHEETS
JOB NO. 072083

Exhibit F1

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\5 DETAILS.dwg



LEGEND

🟨 NEIGHBORHOOD EDGE - A
DETACHED SINGLE-FAMILY DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

▨ NEIGHBORHOOD EDGE - B
DETACHED SINGLE-FAMILY DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

🟨 NEIGHBORHOOD GENERAL - A
DETACHED & ATTACHED SINGLE-FAMILY, DUPLEX, GREEN COURT DWELLINGS, LANE HOMES, COURTYARD APARTMENTS, ROW HOME DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

🟧 NEIGHBORHOOD GENERAL - B
DETACHED & ATTACHED SINGLE FAMILY, GREEN COURT, DUPLEX, ROW HOME DWELLINGS, LANE HOMES, & COURTYARD APARTMENTS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

🟫 NEIGHBORHOOD GENERAL - C
DETACHED & ATTACHED SINGLE FAMILY, GREEN COURT, DUPLEX, & ROW HOME DWELLINGS LANE HOMES, COURTYARD APARTMENTS, MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

▨ VILLAGE CENTER - A
ATTACHED SINGLE FAMILY, MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

🟥 VILLAGE CENTER - B
MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE J-1

🟦 PUBLIC FACILITY

🟩 PARKS

🟩 OPEN SPACE

* INDICATES AN 8 CONDO UNIT COURTYARD PRODUCT

LAND USE SUMMARY TABLE

Zoning District	Total Net Acreage	Proposed Dwelling Units[3]	Density
NE-A	14.24	77	5.4
NE-B	14.40	97	6.7
NG-A	8.21	71	8.6
NG-B	19.00	186	9.8
NG-C	10.22	156	15.3
VC-A	27.48	656	23.9
VC-B	17.32	535	30.9
Future Development Parcels[5]	0.45	-	-
Total	111.32	1,778	16.0

OPEN SPACE SUMMARY TABLE

Appendix G Parcel Number	Tentative Map Parcel ID	Acreage		Zoning District
165	Lot 142	2.00	±	Public
166/173	Parcel D	1.48	±	Open Space
167	Parcel G	0.30	±	Park
168	Parcel H	1.02	±	Park
169	Parcels I & J	1.13	±	Open Space
170	Parcel E	1.47	±	Park
171	Parcel B	4.17	±	Park
172	Parcel F	11.23	±	Park
174	Parcel C	1.39	±	Open Space
175	Parcel A	0.24	±	Park

NOTES.

1. MINIMUM AND MAXIMUM ALLOWABLE DWELLING UNIT COUNT IS ROUNDED DOWN AT A PER BLOCK LEVEL.
2. FOR TENTATIVE MAP PURPOSES, THE PROPOSED NUMBER OF UNITS FOR PARCELS 144, 148-150, 153-162, & 176-177 EQUALS THE MAXIMUM ALLOWABLE DWELLING UNITS FOR THAT PARCEL BASED ON THE MAXIMUM ALLOWABLE DENSITY. TOTAL DWELLING UNITS MAY NOT EXCEED THE MAXIMUM TOTAL ALLOWABLE DWELLING UNITS FOR THE ENTIRE CENTRAL AREA SPECIFIC PLAN
3. THE TOTAL NUMBER OF DWELLING UNITS ON THIS TENTATIVE MAP CANNOT EXCEED 1,674.
4. THE NUMBER OF UNITS IN EACH BLOCK MAY VARY AS LONG AS IT STAYS WITHIN THE ALLOWABLE MINIMUM AND MAXIMUM NUMBER OF UNITS FOR THAT BLOCK.
5. BLOCKS 112, 122, 123, & 152 CONTAIN LOTS THAT WILL NOT MEET THE DEVELOPMENT STANDARDS AND THEREFORE ARE NOT BUILDABLE AT THIS TIME. THESE LOTS MAY BE SUBJECT TO A LLA AT THE TIME OF DEVELOPMENT OF THE SOUTHERN PROPERTY (SCAGLIOTTI) IN ORDER TO CREATE BUILDABLE LOTS THAT MEET ALL APPLICABLE DEVELOPMENT STANDARDS WITHIN THE SPECIFIC PLAN.
6. SEE THE ZONING LEGEND FOR DWELLING UNIT TYPES ALLOWED WITHIN EACH ZONING DISTRICT. UNIT TYPES PROPOSED DURING FINAL DESIGN MUST COMPLY WITH THE SPECIFIC PLAN DEVELOPMENT STANDARDS.

LAND USE DENSITY TABLE

Zoning Parcel #	Zoning	Zoning Parcel Area (ac)	Minimum Density (DU/AC)	Maximum Density (DU/AC)	Min Allowable DUs	Max Allowable DUs	Proposed Dwelling Units
107	NE-A	0.95	5	6	4.75	5.70	5
108	NE-A	1.87	5	6	9.35	11.22	10
114	NE-B	1.72	7	8	12.04	13.76	12
127	NG-B	0.76	9	10	6.84	7.60	7
Total		5.30			32	38	34
109	NE-A	0.85	5	6	4.25	5.10	4
110	NE-A	1.03	5	6	5.15	6.18	6
115	NE-B	0.95	7	8	6.65	7.60	6
128	NE-B	0.75	7	8	5.25	6.00	5
Total		3.58			21	24	21
129	NE-B	0.77	7	8	5.39	6.16	5
130	NG-B	1.01	9	10	9.09	10.10	10
Total		1.78			14	16	15
133	NG-C	0.68	14	16	9.52	10.88	9
134	NG-B	1.79	9	10	16.11	17.90	18
135	NG-C	1.81	14	16	25.34	28.96	32
136	NG-C	0.70	14	16	9.80	11.20	9
Total		4.98			60	68	68
137	NG-C	1.06	14	16	14.84	16.96	16
138	NG-B	0.73	9	10	6.57	7.30	7
139	NG-C	0.99	14	16	13.86	15.84	16
Total		2.78			35	40	39
140	NG-B	1.15	9	10	10.35	11.50	9
141/142	NG-B	1.74	9	10	15.66	17.40	18
143	NG-C	1.38	14	16	19.32	22.08	20
Total		4.27			45	50	47
116	NG-A	3.06	8	9	24.48	27.54	27
117	NG-A	2.68	8	9	21.44	24.12	24
Total		5.74			45	51	51
118	NE-B	2.01	7	8	14.07	16.08	13
119	NE-A	2.29	5	6	11.45	13.74	13
Total		4.30			25	29	26
111	NE-A	2.75	5	6	13.75	16.50	17
319	NE-A	0.58	5	6	2.90	3.48	-
121	NE-B	2.41	7	8	16.87	19.28	16
Total		5.74			33	39	33
112	NE-A	1.16	5	6	5.80	6.96	7
123	NE-B	1.09	7	8	7.63	8.72	8
Total		2.25			13	15	15
120	NE-B	1.97	7	8	13.79	15.76	13
151	NG-A	1.60	8	9	12.80	14.40	13
Total		3.57			26	30	26
122	NE-B	0.97	7	8	6.79	7.76	8
152	NG-A	0.87	8	9	6.96	7.83	7
Total		1.84			13	15	15
113	NE-A	0.72	5	6	3.60	4.32	6
213	NE-A	0.36	5	6	1.80	2.16	-
124	NE-A	1.67	5	6	8.35	10.02	9
125	NE-B	1.74	7	8	12.18	13.92	11
253	NE-B	0.02	7	8	0.14	0.16	-
Total		4.51			26	30	26
131	NG-C	0.76	14	16	10.64	12.16	9
132	NG-B	0.91	9	10	8.19	9.10	11
Total		1.67			18	21	20
145	NG-C	1.04	14	16	14.56	16.64	17
146	NG-B	1.06	9	10	9.54	10.60	8
147	NG-B	0.77	9	10	6.93	7.70	9
Total		2.87			31	34	34
148	NG-B	2.96	9	10	26	29	29
149	NG-B	4.43	9	10	39.87	44.30	44
150	NG-B	1.69	9	10	15.21	16.90	16
Total		6.12			55	61	60
153	VC-B	2.98	24	31	71	92	92
154	VC-B	2.09	24	31	50	64	64
155	VC-B	4.39	24	31	105	136	136
156	VC-B	2.79	24	31	66.96	86.49	86
159	VC-A	3.34	18	24	60.12	80.16	80
Total		6.13			127	166	166
157	VC-B	5.07	24	31	121.68	157.17	157
158	VC-A	2.42	18	24	43.56	58.08	58
Total		7.49			165	215	215
160	VC-A	6.10	18	24	109	146	146
161	VC-A	6.97	18	24	125	167	167
162	VC-A	2.91	18	24	52	69	69
176	VC-A	3.87	18	24	69	92	92
144	NG-C	1.81	14	16	25.34	28.96	28
177	VC-A	1.86	18	24	33.48	44.64	44
Total		3.67			58	73	72

Future Development Parcels[5]

112	NE-A	0.14
122	NE-B	0.11
123	NE-B	0.10
152	NG-A	0.10
Total		0.45

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
CENTRAL AREA SPECIFIC PLAN DENSITY CONFORMANCE
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

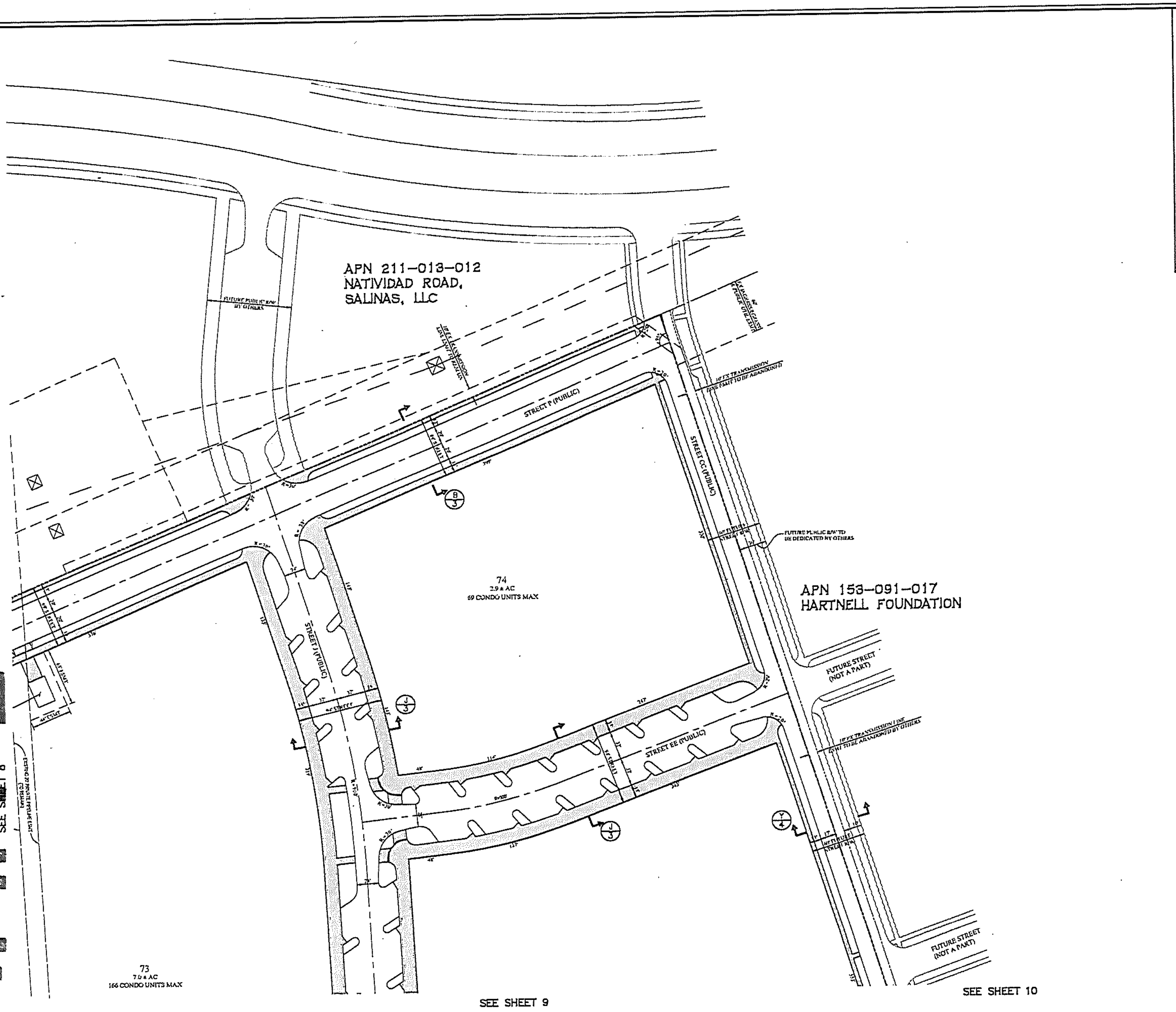
SCALE
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 6 OF 83 SHEETS
JOB NO. 072083

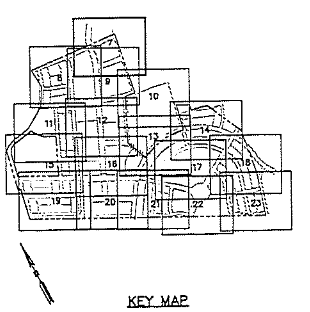
Exhibit G

Exhibit 4



APN 211-013-012
NATIVIDAD ROAD,
SALINAS, LLC
APN 153-091-017
HARTNELL FOUNDATION
FUTURE PUBLIC R/W BY OTHERS
FUTURE PUBLIC R/W TO BE DEDICATED BY OTHERS
STREET P (PUBLIC)
STREET CC (PUBLIC)
STREET J (PUBLIC)
STREET EE (PUBLIC)
FUTURE STREET (NOT A PART)
FUTURE STREET (NOT A PART)
EX PG&E TRANSMISSION LINE EASEMENT TO BE ABANDONED
EX PG&E TRANSMISSION LINE EASEMENT TO BE ABANDONED BY OTHERS
EXISTING 20' PRIVATE PIPELINE ESMT
74
2.9 ± AC
69 CONDO UNITS MAX
73
7.0 ± AC
166 CONDO UNITS MAX
SEE SHEET 8
SEE SHEET 9
SEE SHEET 10

0 50 100 150
SCALE IN FEET: 1"= 50'



KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
—·—·—	PROPOSED BOUNDARY
———	LOT LINE
— —	EX LOT LINE
— — —	EASEMENT
- - - - -	EX EASMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////////	NON ACCESS STRIP
———	EDGE OF PAVEMENT

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

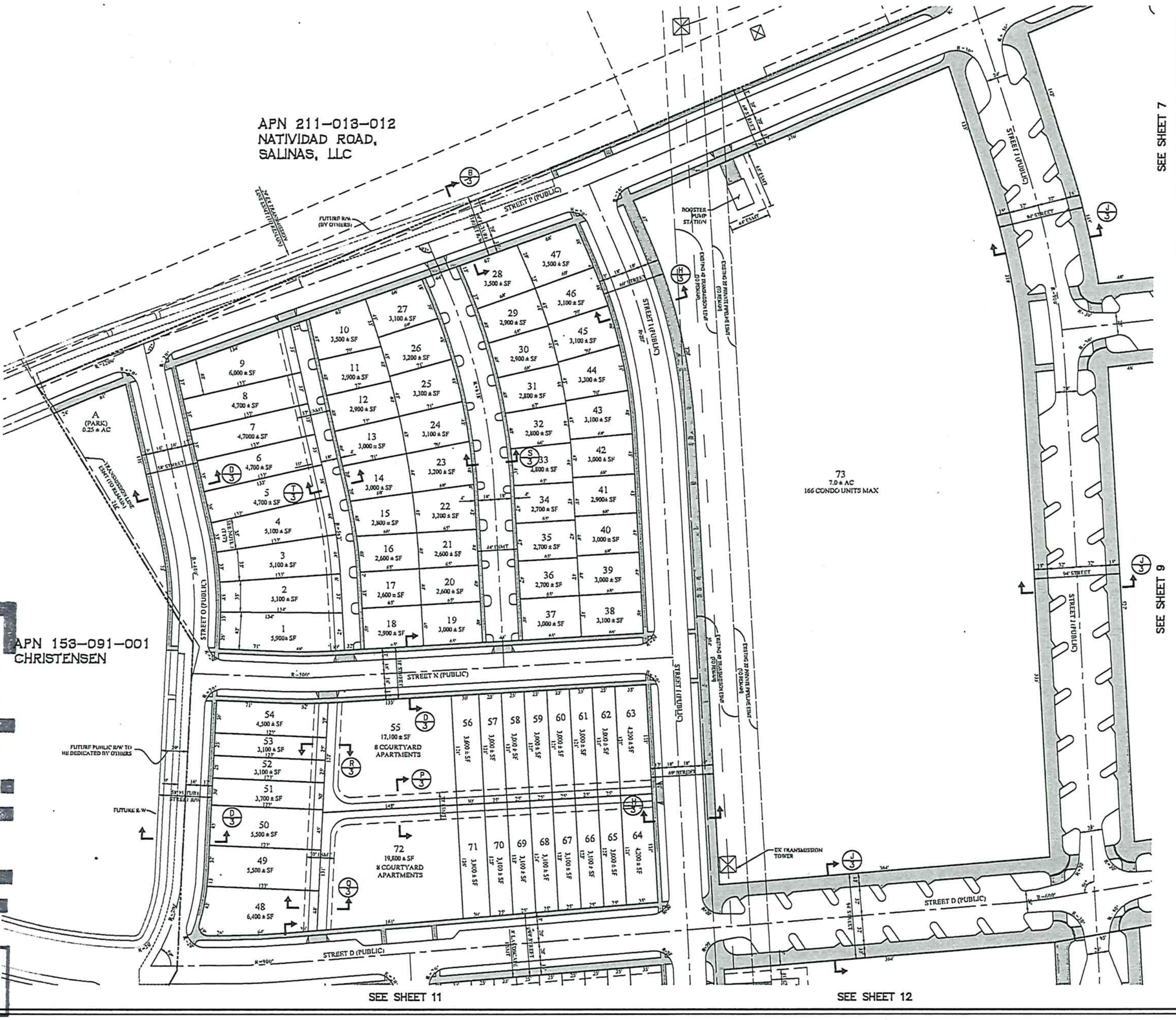
TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

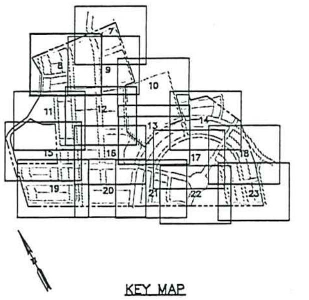
FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-0300 FAX (408) 848-0302

SHEET
7
OF 63 SHEETS
JOB NO.
072063

PLOT DATE: October 1_, 2023





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5 LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━━	EXISTING BOUNDARY
───	PROPOSED BOUNDARY
───	LOT LINE
— —	EX LOT LINE
- - -	EASEMENT
- - -	EX EASMENT
───	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
───	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1"= 50'

DATE	MK	SHEET REVISIONS	BY	CK	SCALE 1"=50'
		5TH SUBMITTAL OCTOBER 2023			DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

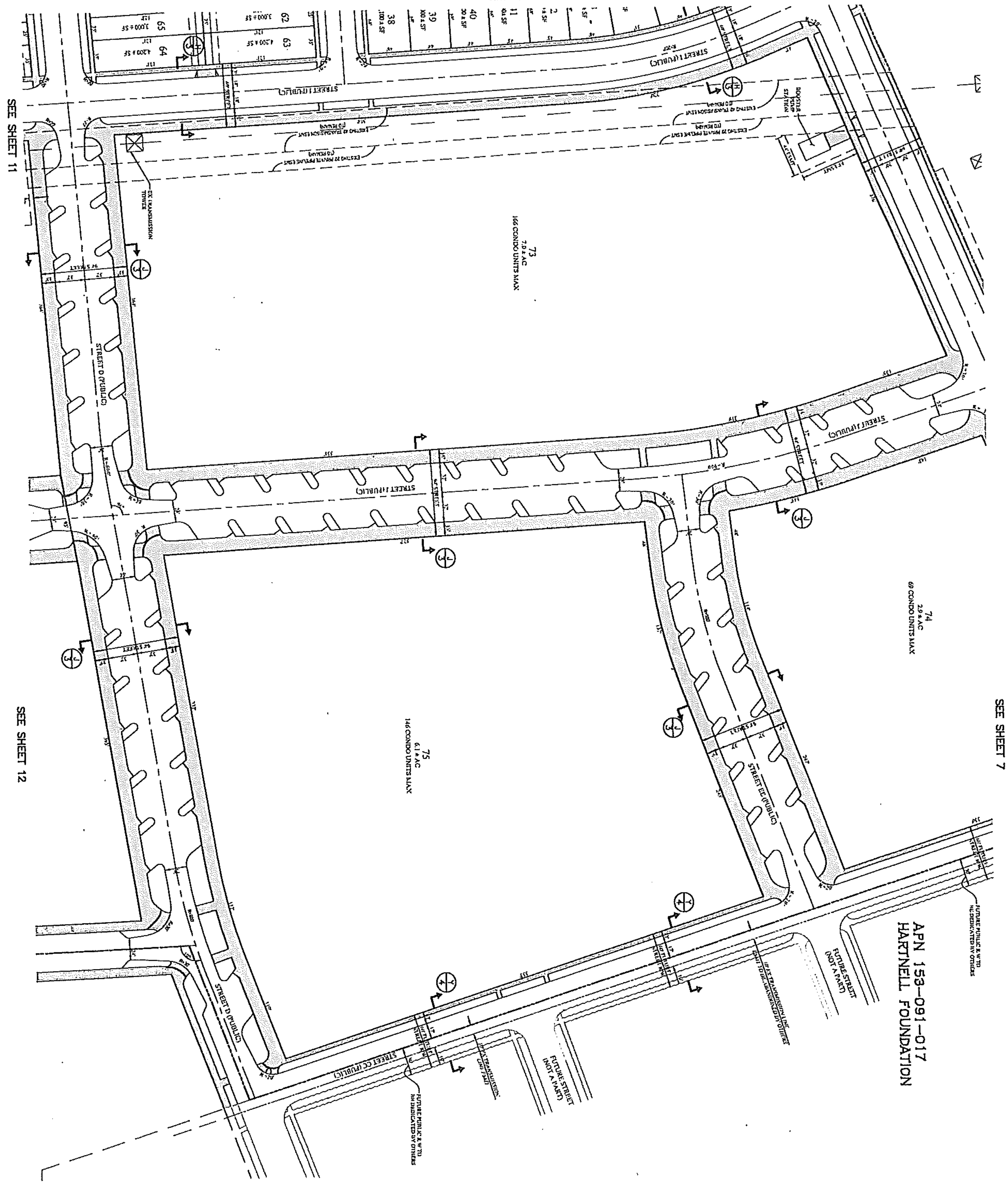
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET
8
OF 83 SHEETS
JOB NO. 072083

Exhibit I

Exhibit J

PLOT DATE: October 18, 2023



LOTTING NOTES

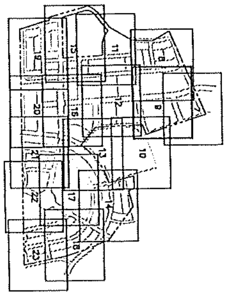
1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━	EXISTING BOUNDARY
━ - ━	PROPOSED BOUNDARY
──	LOT LINE
— —	EX LOT LINE
- - -	EASEMENT
- - -	EX EASMENT
──	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////	NON ACCESS STRIP
──	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1" = 50'

KEY MAP



DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

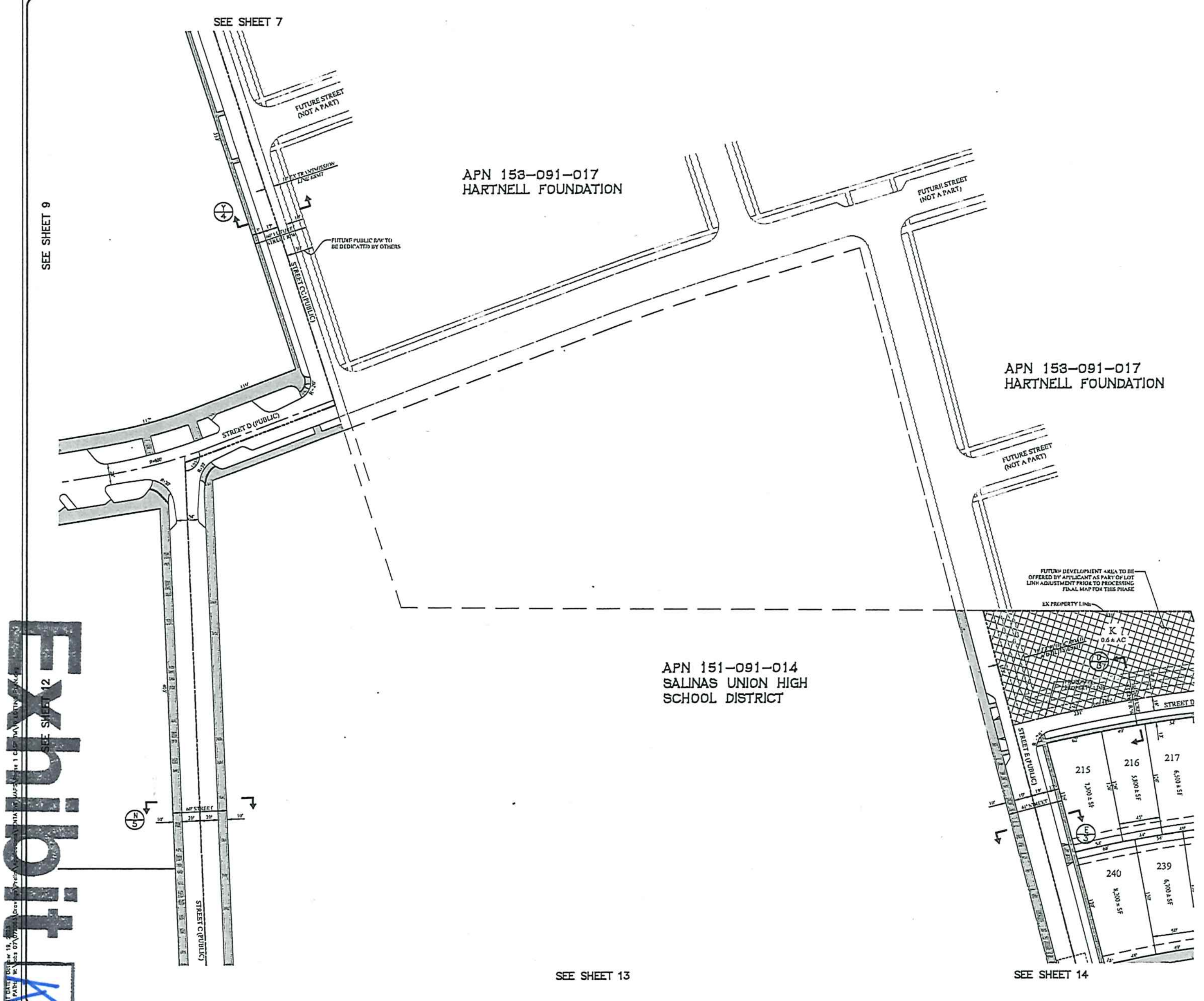
SCALE 1"=50'
DATE OCT 2023

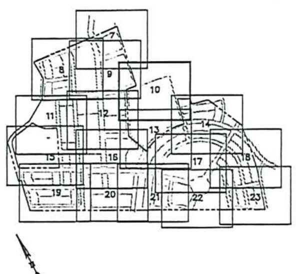
TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 9 OF 83 SHEETS
JOB NO. 072083





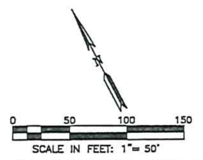
KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
—–––—	EXISTING BOUNDARY
——-–——	PROPOSED BOUNDARY
———	LOT LINE
— —	EX LOT LINE
— — —	EASEMENT
- - - - - -	EX EASMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////////	NON ACCESS STRIP
———	EDGE OF PAVEMENT



SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 10 OF 83 SHEETS
JOB NO. 072083

Exhibit K

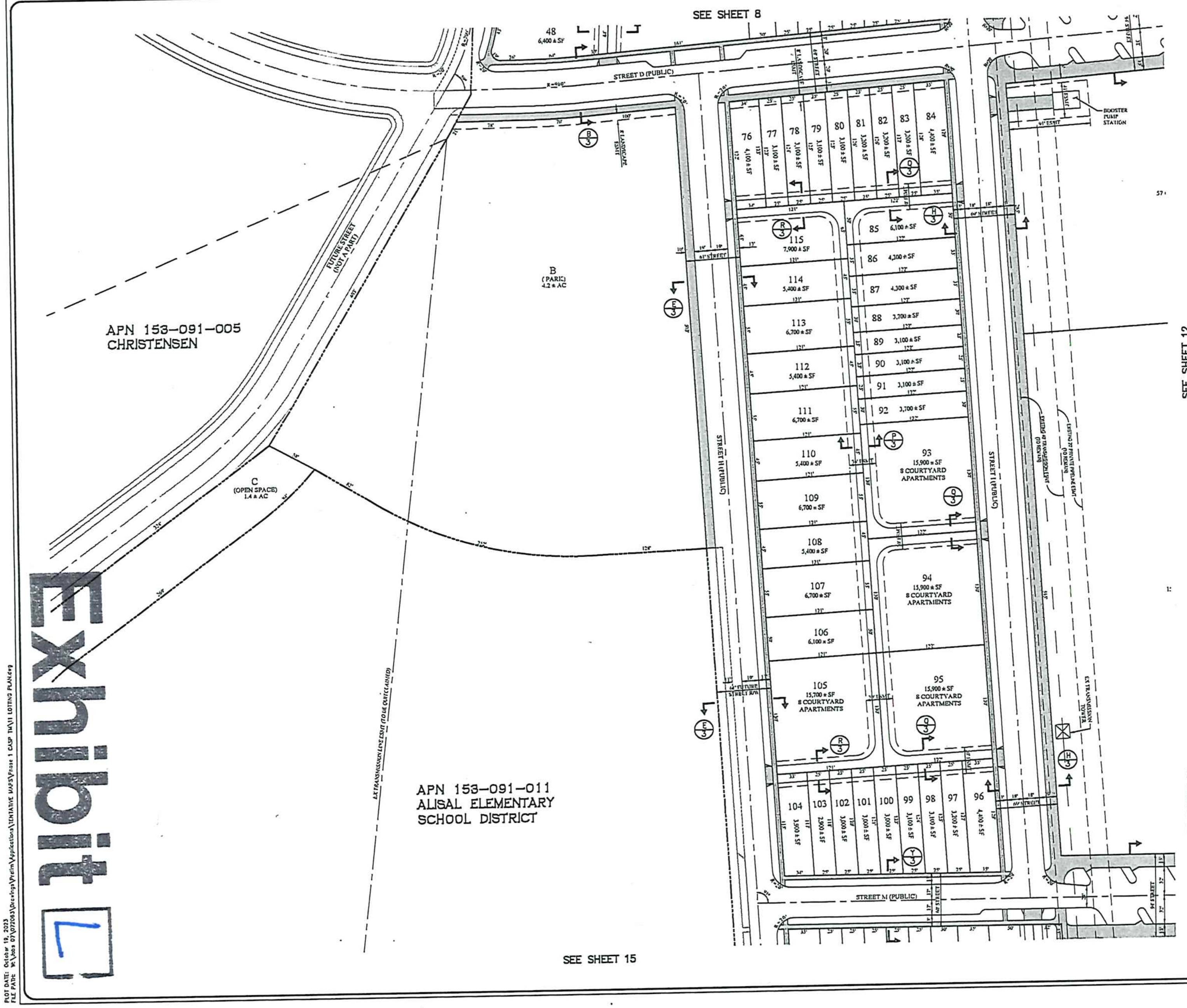
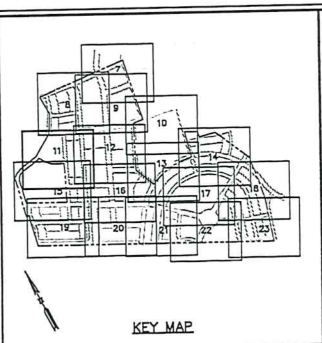


Exhibit L



KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
———	PROPOSED BOUNDARY
———	LOT LINE
— —	EX LOT LINE
- - -	EASEMENT
- - -	EX EASEMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////////	NON ACCESS STRIP
———	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=50'
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

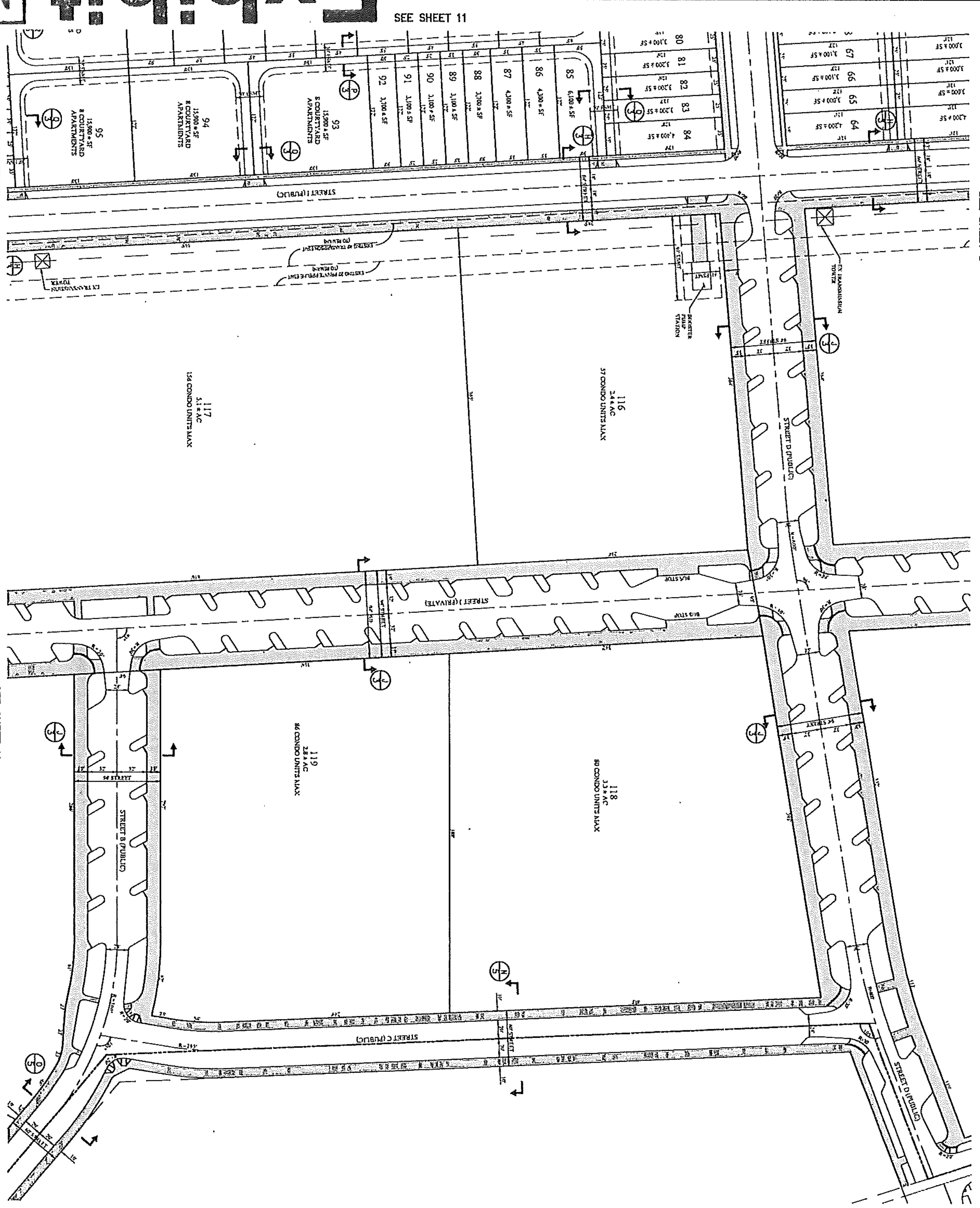
SHEET 11 OF 83 SHEETS
JOB NO. 072083

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\11 LOTTING PLAN.dwg

Exhibit M

PLOT DATE: October [illegible], 2023

SEE SHEET 11



SEE SHEET 13

SEE SHEET 10

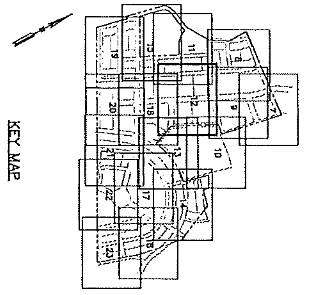
LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━	EXISTING BOUNDARY
━ ━	PROPOSED BOUNDARY
──	LOT LINE
─ ─	EX LOT LINE
- -	EASEMENT
- - -	EX EASMENT
──	ALLEY BACK OF CURB
─ ─	PG&E TRANSMISSION LINE
////	NON ACCESS STRIP
──	EDGE OF PAVEMENT

KEY MAP



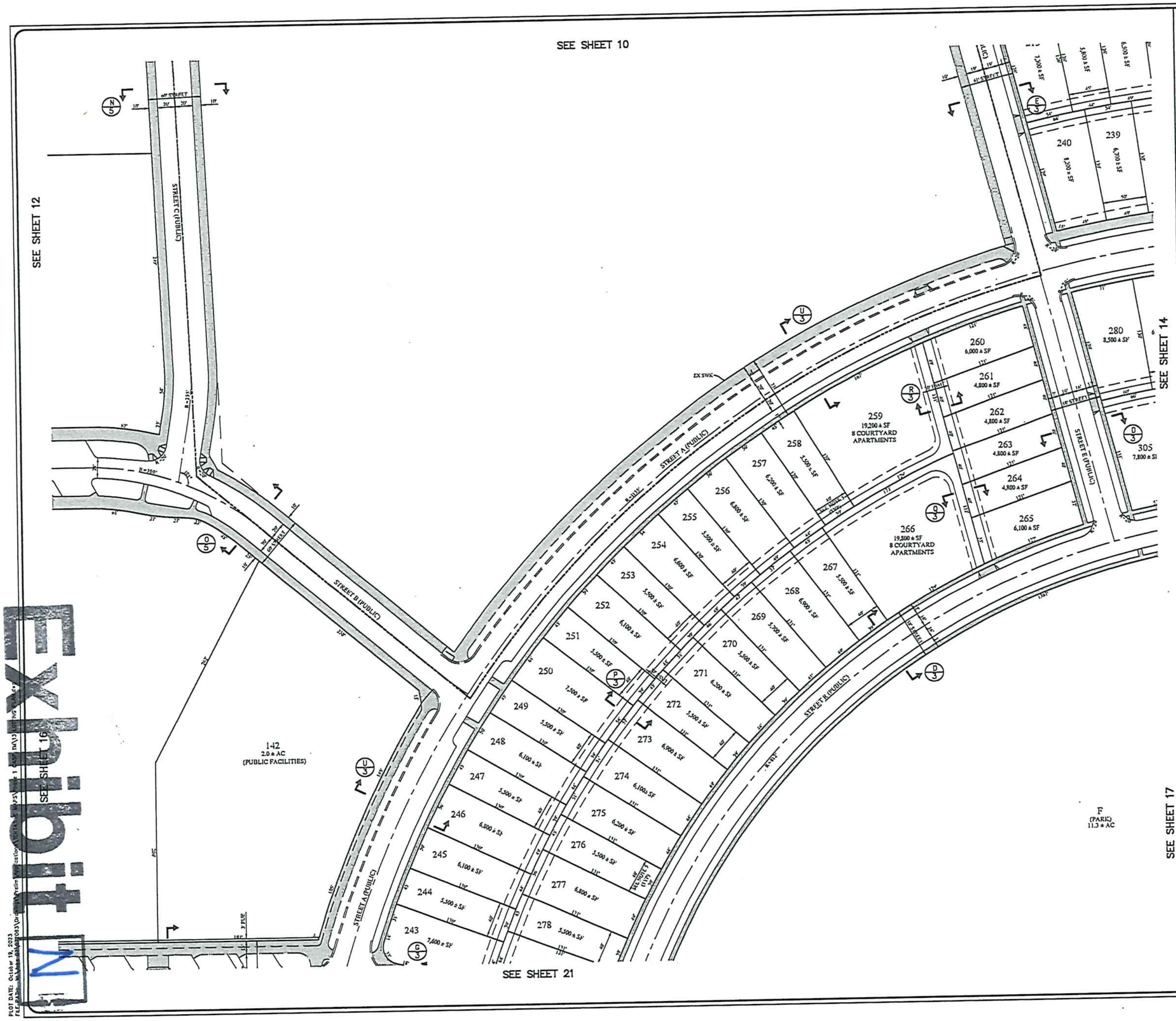
0 50 100 150
SCALE IN FEET: 1" = 50'

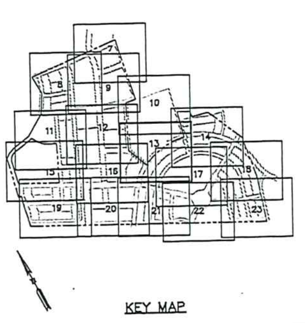
SHEET	DATE	MK	SHEET REVISIONS	BY	CK	SCALE
12 OF 83 SHEETS			5TH SUBMITTAL OCTOBER 2023			1"=50'
JOB NO. 072083						DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC.	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
———	PROPOSED BOUNDARY
———	LOT LINE
— — —	EX LOT LINE
— — —	EASEMENT
- - - -	EX EASMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////////	NON ACCESS STRIP
———	EDGE OF PAVEMENT

0 50 100 150

SCALE IN FEET: 1"= 50'

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'

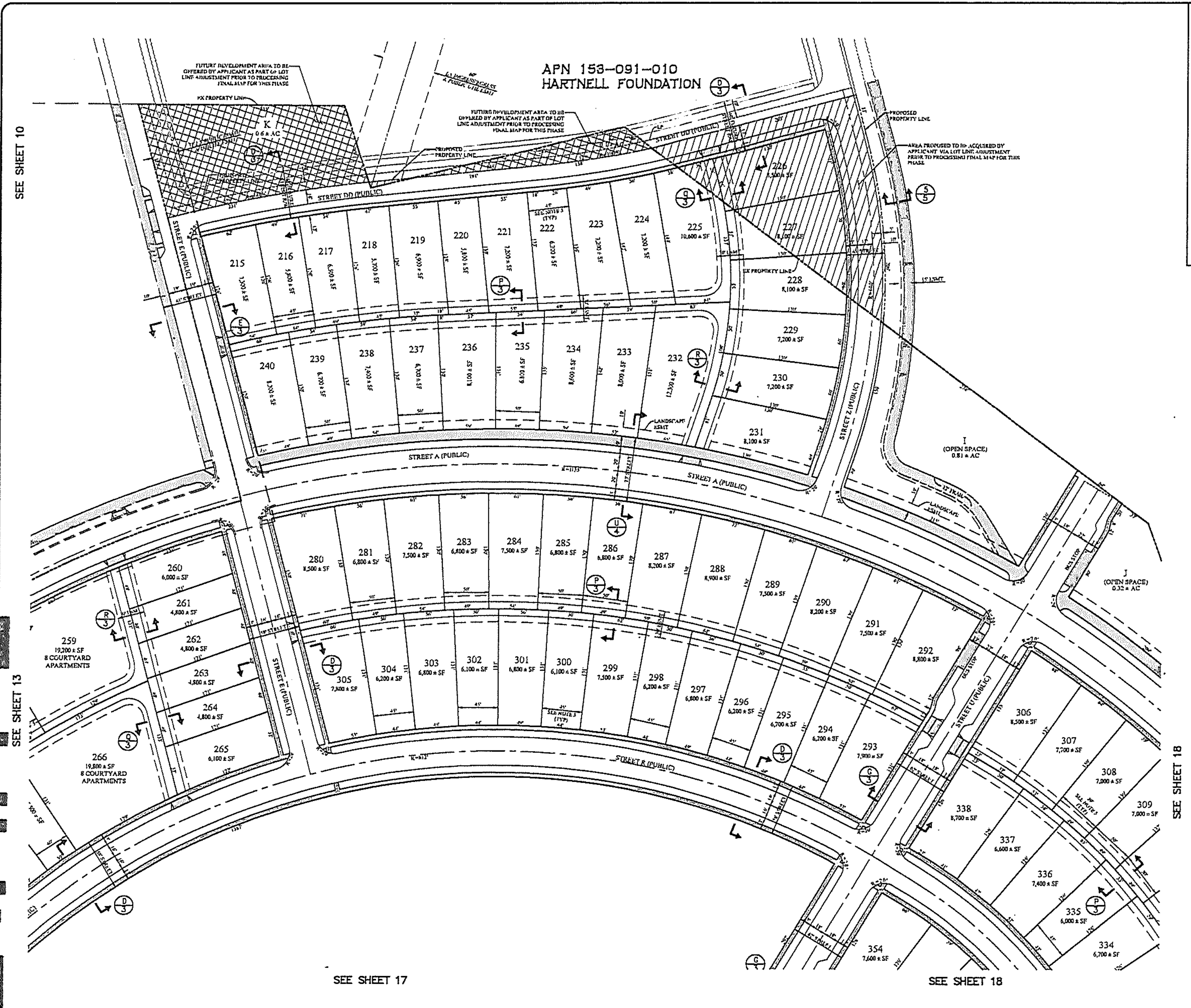
DATE OCT 2023

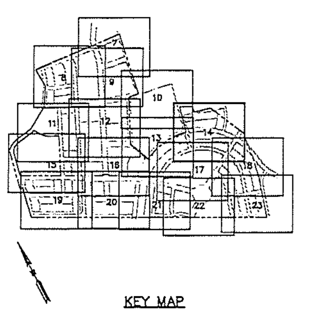
SHEET 13 OF 83 SHEETS

JOB NO. 072083

Exhibit N

PLOT DATE: October 19, 2023





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
— - —	PROPOSED BOUNDARY
———	LOT LINE
— —	EX LOT LINE
— - - —	EASEMENT
— — —	EX EASMENT
- - -	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////	NON ACCESS STRIP
———	EDGE OF PAVEMENT

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

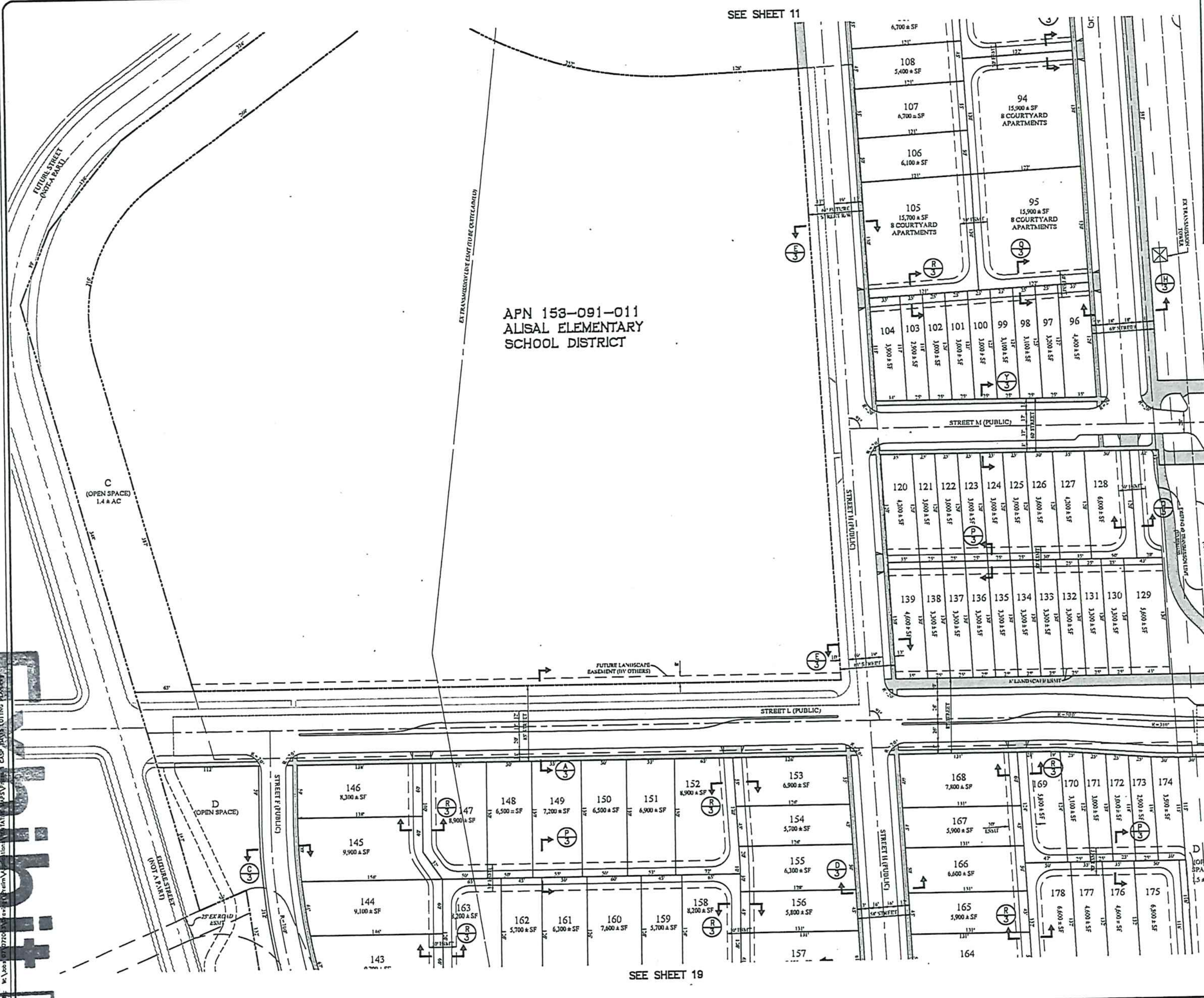
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

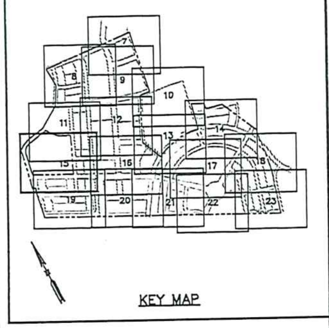
SCALE 1"=50'
DATE OCT 2023

SHEET 14 OF 83 SHEETS
JOB NO. 072063

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━━	EXISTING BOUNDARY
━━━	PROPOSED BOUNDARY
———	LOT LINE
— —	EX LOT LINE
– – –	EASEMENT
- - -	EX EASMENT
———	ALLEY BACK OF CURB
— - —	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
———	EDGE OF PAVEMENT

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE	DATE
1"=50'	OCT 2023

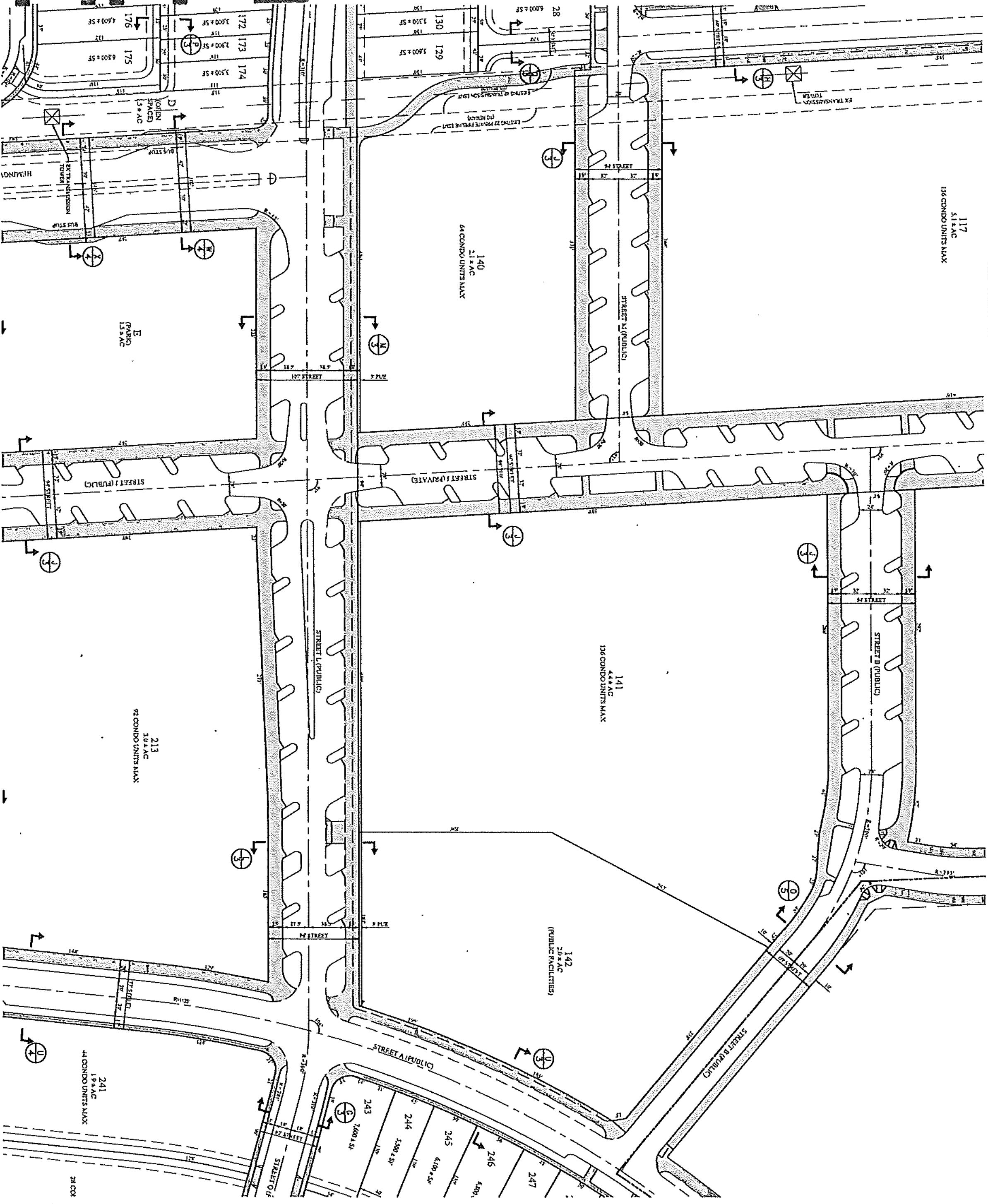
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET
15
OF 83 SHEETS
JOB NO.
072083

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit P

Exhibit Q



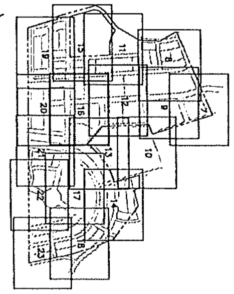
LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━	EXISTING BOUNDARY
━ ━	PROPOSED BOUNDARY
──	LOT LINE
─ ─	EX LOT LINE
– –	EASEMENT
- - -	EX EASMENT
──	ALLEY BACK OF CURB
─ ─	POLE TRANSMISSION LINE
////	NON ACCESS STRIP
──	EDGE OF PAVEMENT

SCALE IN FEET: 1" = 50'
0 50 100 150



KEY MAP

SHEET 16 OF 83 SHEETS
JOB NO. 072063

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

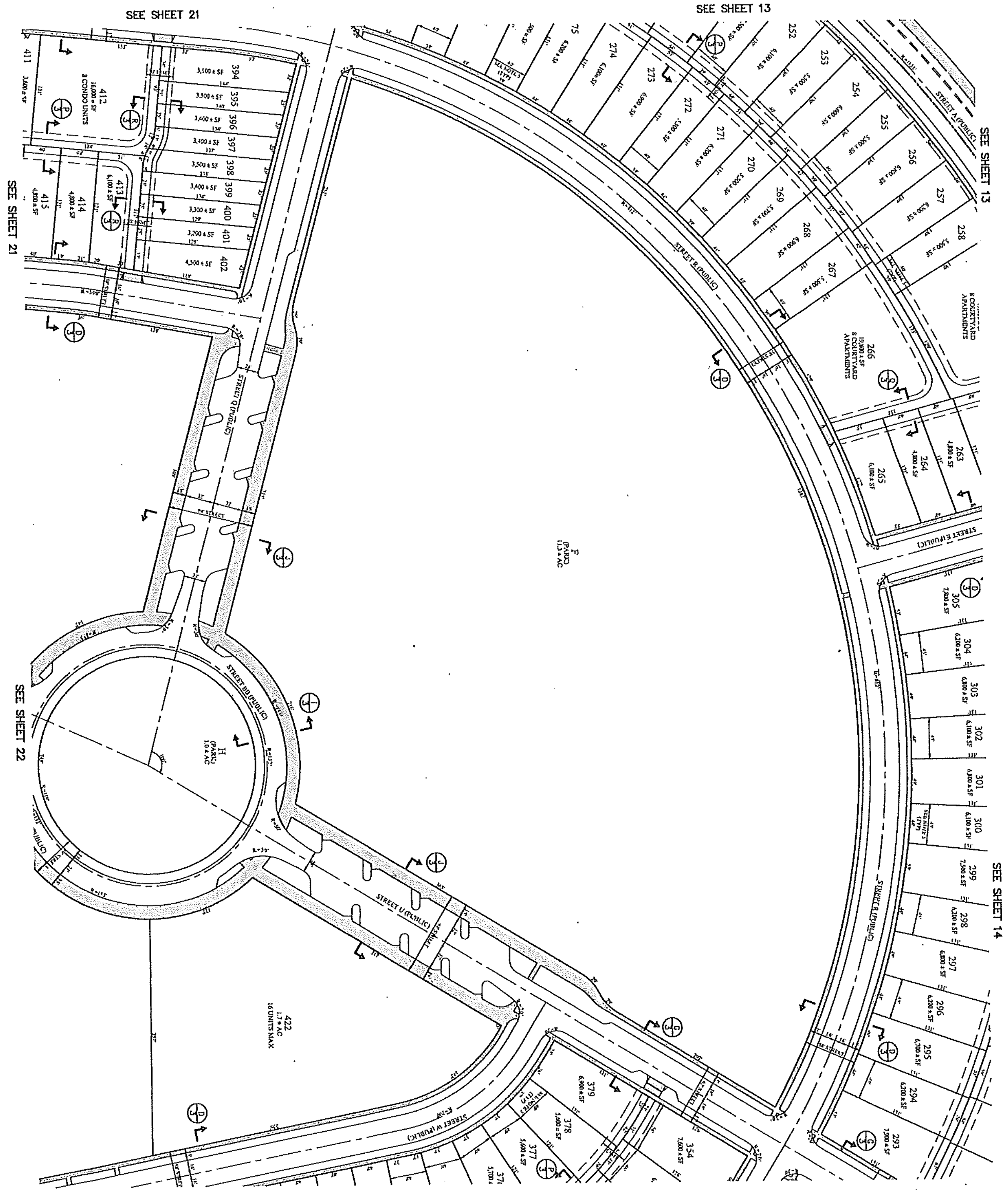
SCALE 1"=50'
DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit R

PLOT DATE: October 19, 2023
FILE PATH: ...07\072063\Drawings\Prelim Applications\TENTATIVE MAPS\Phase 1 CASP TM\17 LOTTING PLAN.dwg



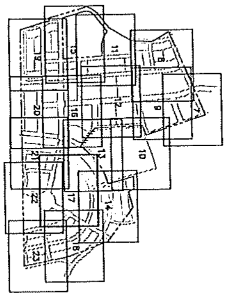
LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━━	EXISTING BOUNDARY
━━━	PROPOSED BOUNDARY
───	LOT LINE
— —	EX LOT LINE
— —	EASEMENT
- - -	EX EASMENT
───	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////	NON ACCESS STRIP
───	EDGE OF PAVEMENT

KEY MAP



0 50 100 150
SCALE IN FEET: 1" = 50'

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

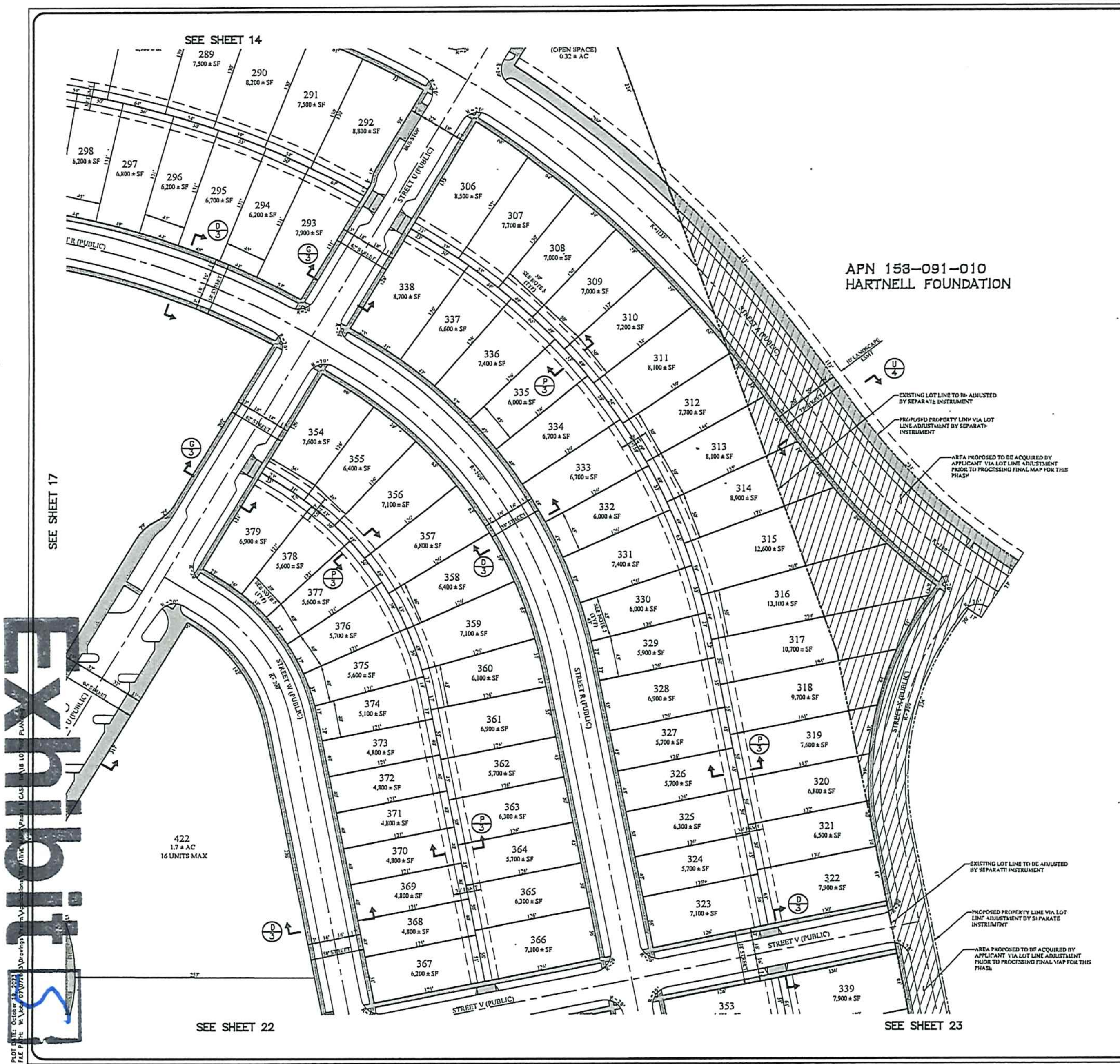
SCALE 1"=50'
DATE OCT 2023

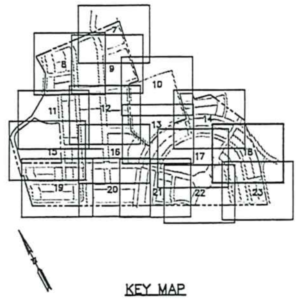
TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 17 OF 83 SHEETS
JOB NO. 072063





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━━	EXISTING BOUNDARY
—·—·—	PROPOSED BOUNDARY
———	LOT LINE
— — —	EX LOT LINE
– – –	EASEMENT
- - - -	EX EASMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
———	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1"= 50'

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

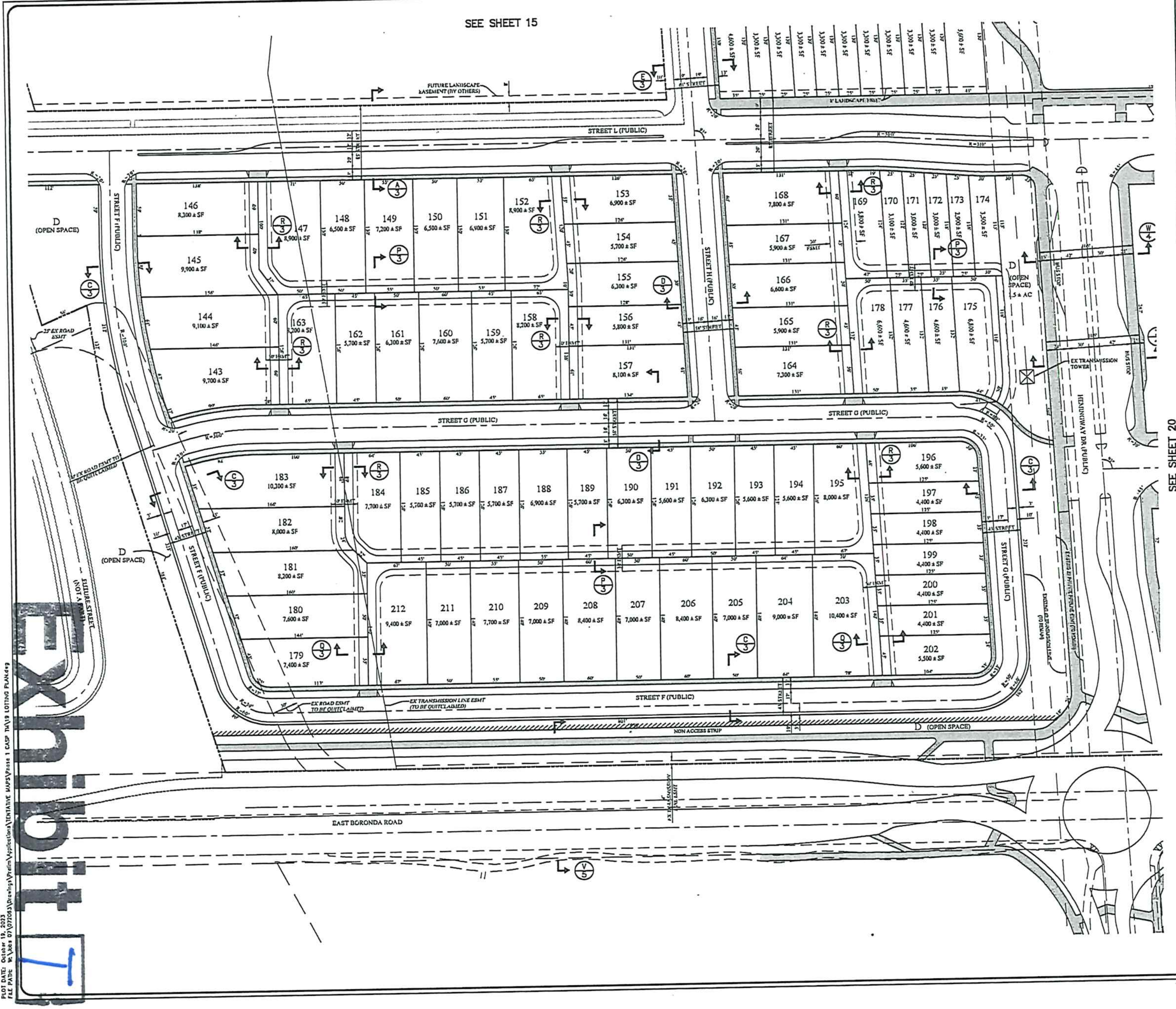
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

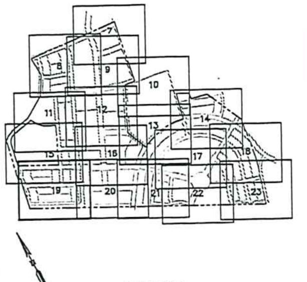
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 18 OF 83 SHEETS
JOB NO. 072083

Exhibit 5





KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
———	PROPOSED BOUNDARY
———	LOT LINE
— — —	EX LOT LINE
— — —	EASEMENT
- - - -	EX EASMENT
———	ALLEY BACK OF CURB
— - —	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
———	EDGE OF PAVEMENT

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

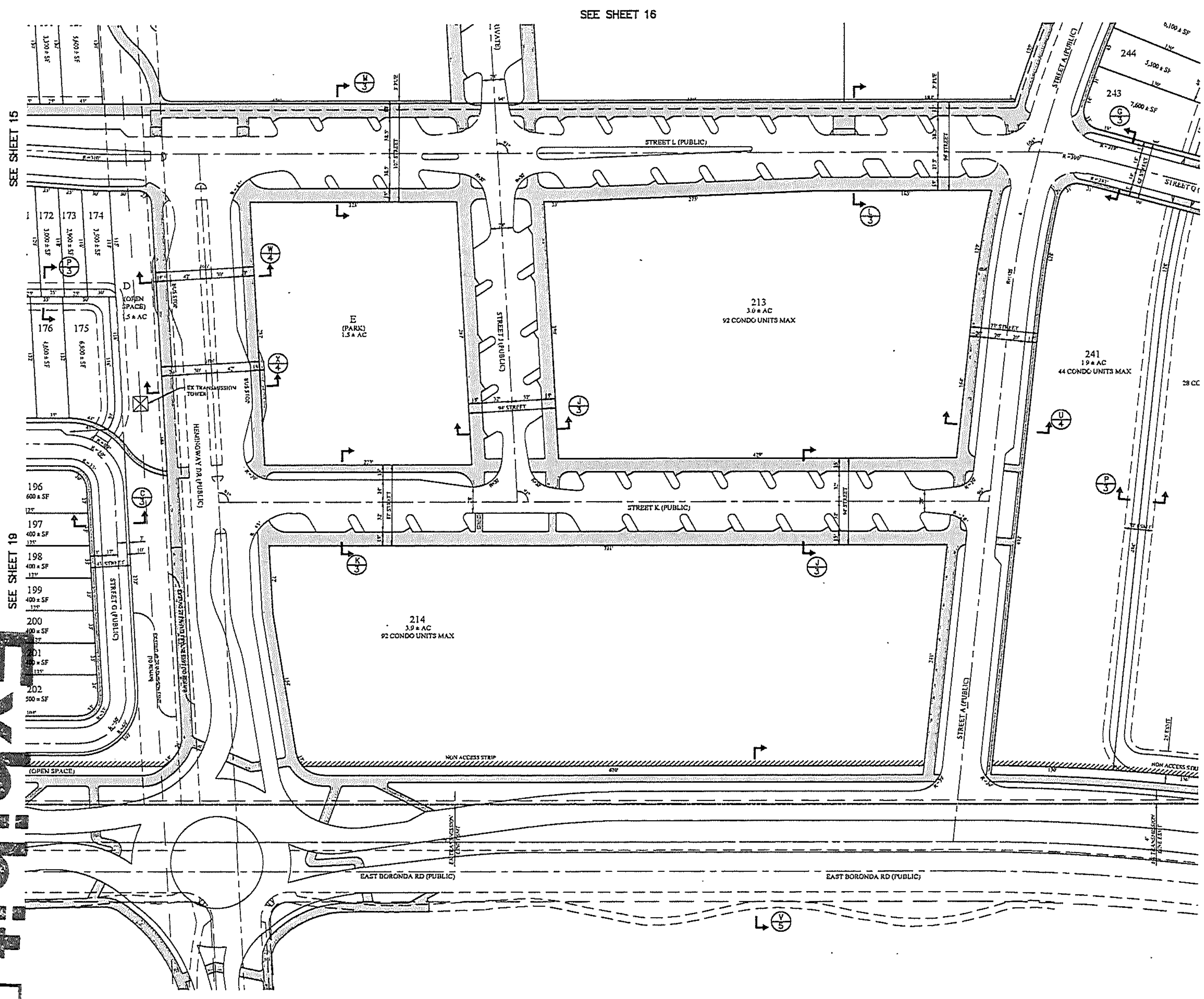
FOR: STONEBRIDGE HOMES

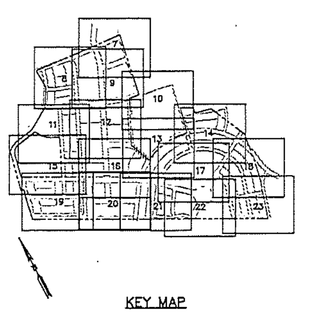
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 19 OF 83 SHEETS
JOB NO. 072083

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\19 LOTTING PLAN.dwg

Exhibit T





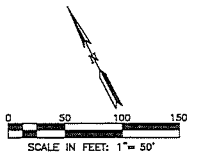
KEY MAP

LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.
6. ROUNDABOUT SHOWN ON THIS TENTATIVE MAP WAS DESIGNED BY OTHERS. ROUNDABOUT IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━━	EXISTING BOUNDARY
━ ━ ━	PROPOSED BOUNDARY
───	LOT LINE
── ──	EX LOT LINE
— — —	EASEMENT
- - - -	EX EASMENT
───	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////////	NON ACCESS STRIP
───	EDGE OF PAVEMENT



SCALE IN FEET: 1"= 50'

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=50'
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET
20
OF 83 SHEETS
JOB NO. 072083

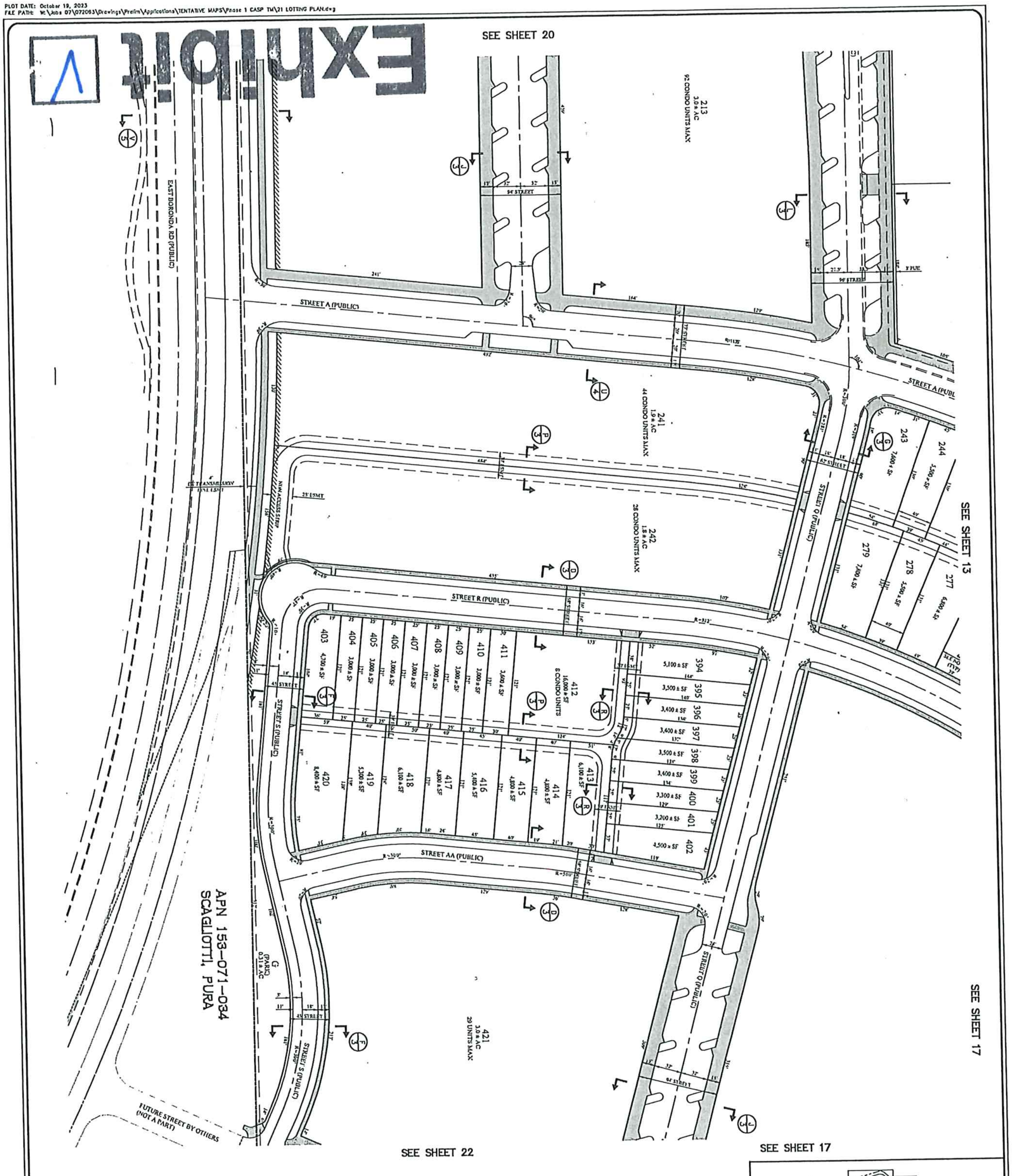
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

PLOT DATE: October 18, 2023

Exhibit U

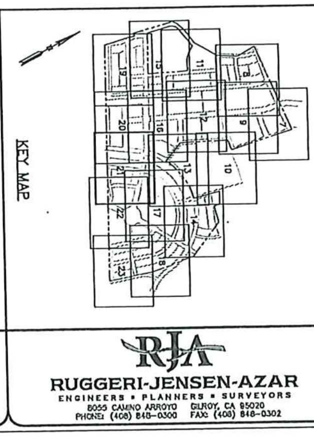
PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\21 LOTTING PLAN.dwg

Exhibit V



LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.



LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	EXISTING BOUNDARY
—·—·—	PROPOSED BOUNDARY
———	LOT LINE
— — —	EX LOT LINE
— — —	EASEMENT
- - - -	EX EASMENT
———	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
//////	NON ACCESS STRIP
———	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1" = 50'

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

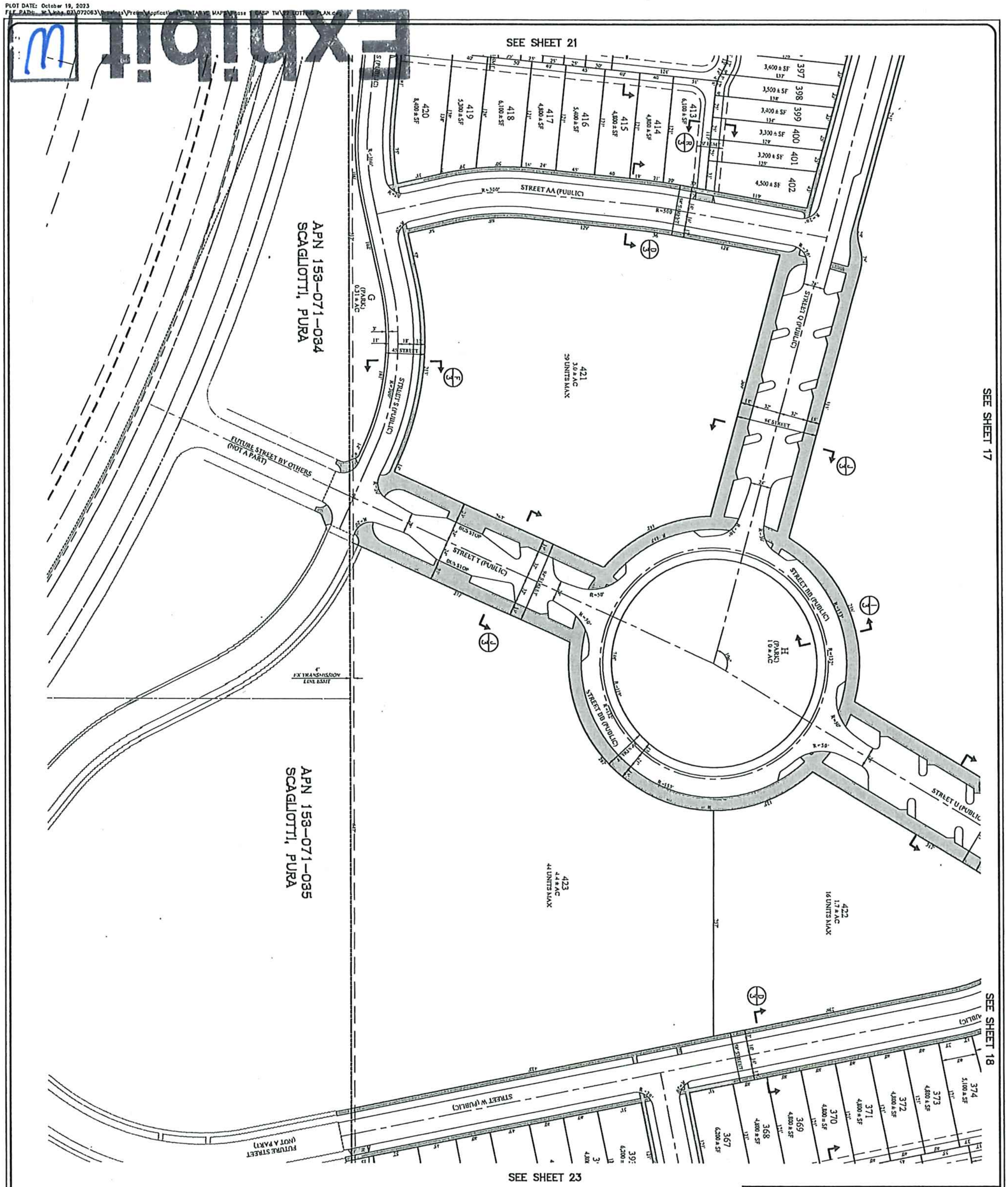
FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 21 OF 83 SHEETS
JOB NO. 072083

PLOT DATE: October 19, 2023

Exhibit W



SEE SHEET 23

LOTTING NOTES

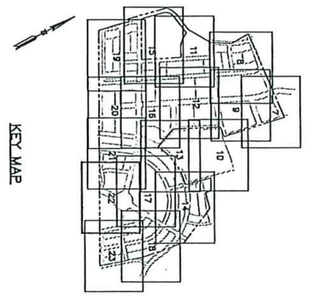
1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360.

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━	EXISTING BOUNDARY
━	PROPOSED BOUNDARY
─	LOT LINE
─ ─	EX LOT LINE
- -	EASEMENT
- -	EX EASMENT
─	ALLEY BACK OF CURB
─ · ─	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
─	EDGE OF PAVEMENT

SCALE IN FEET: 1" = 50'

0 50 100 150



KEY MAP

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'

DATE OCT 2023

TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

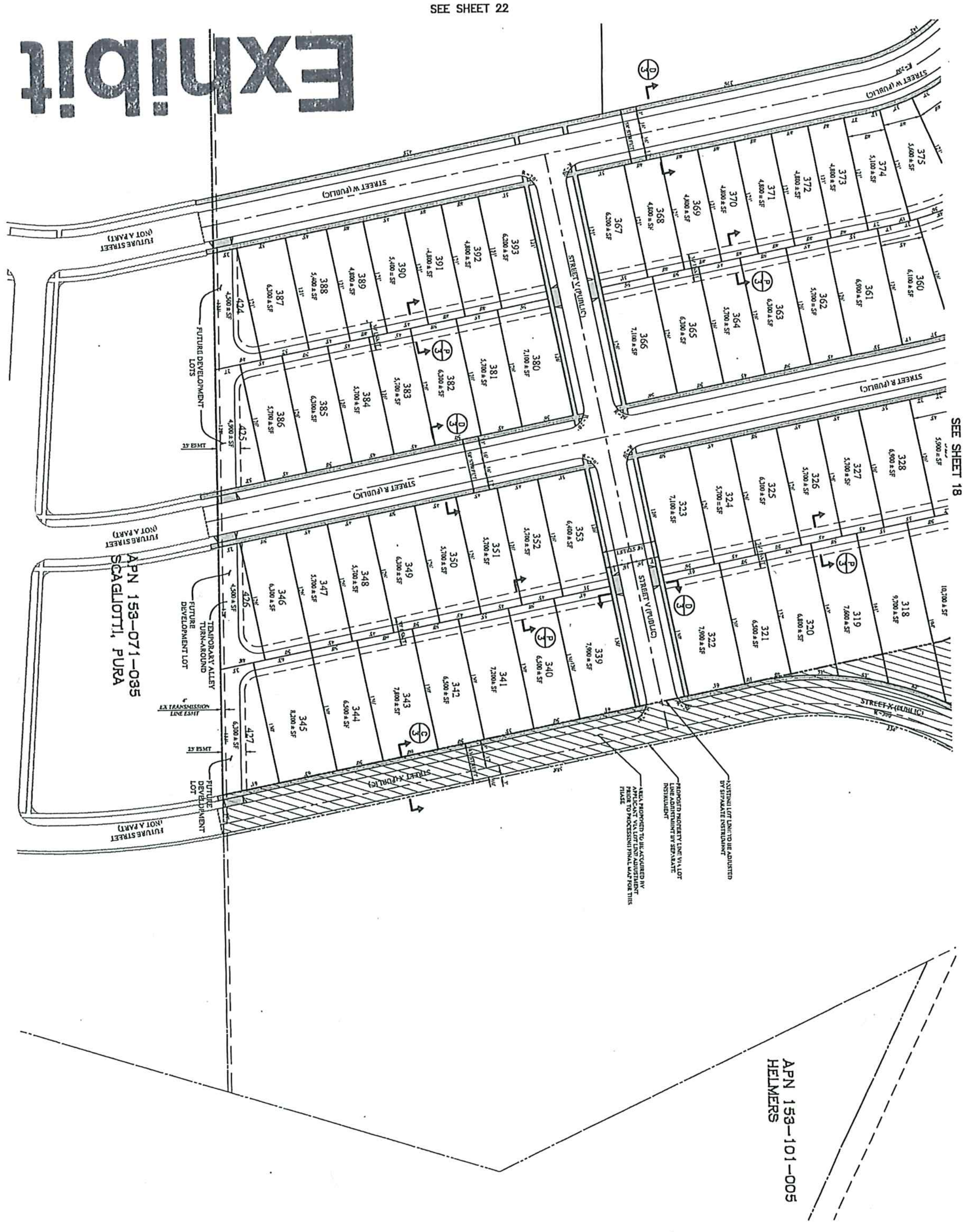
FOR: STONEBRIDGE HOMES

SHEET 22 OF 83 SHEETS
JOB NO. 072063

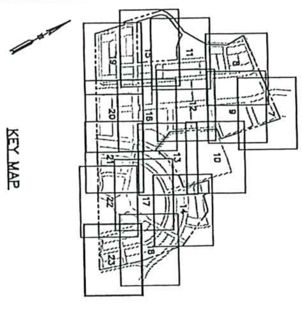
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\23 LOTTING PLAN.dwg

Exhibit X



KEY MAP



LOTTING NOTES

1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. MAXIMUM NUMBER OF DWELLING UNITS SHOWN IS BASED ON THE MAXIMUM NUMBER OF UNITS PER THE ALLOWABLE DENSITY. THE TOTAL NUMBER OF UNITS BUILT WITHIN THIS TENTATIVE MAP AREA IS NOT TO EXCEED 1,674.
5. LOT WIDTH IS MEASURED BASED ON SALINAS MUNICIPAL CODE SECTION 37-10.360

LOTTING LEGEND

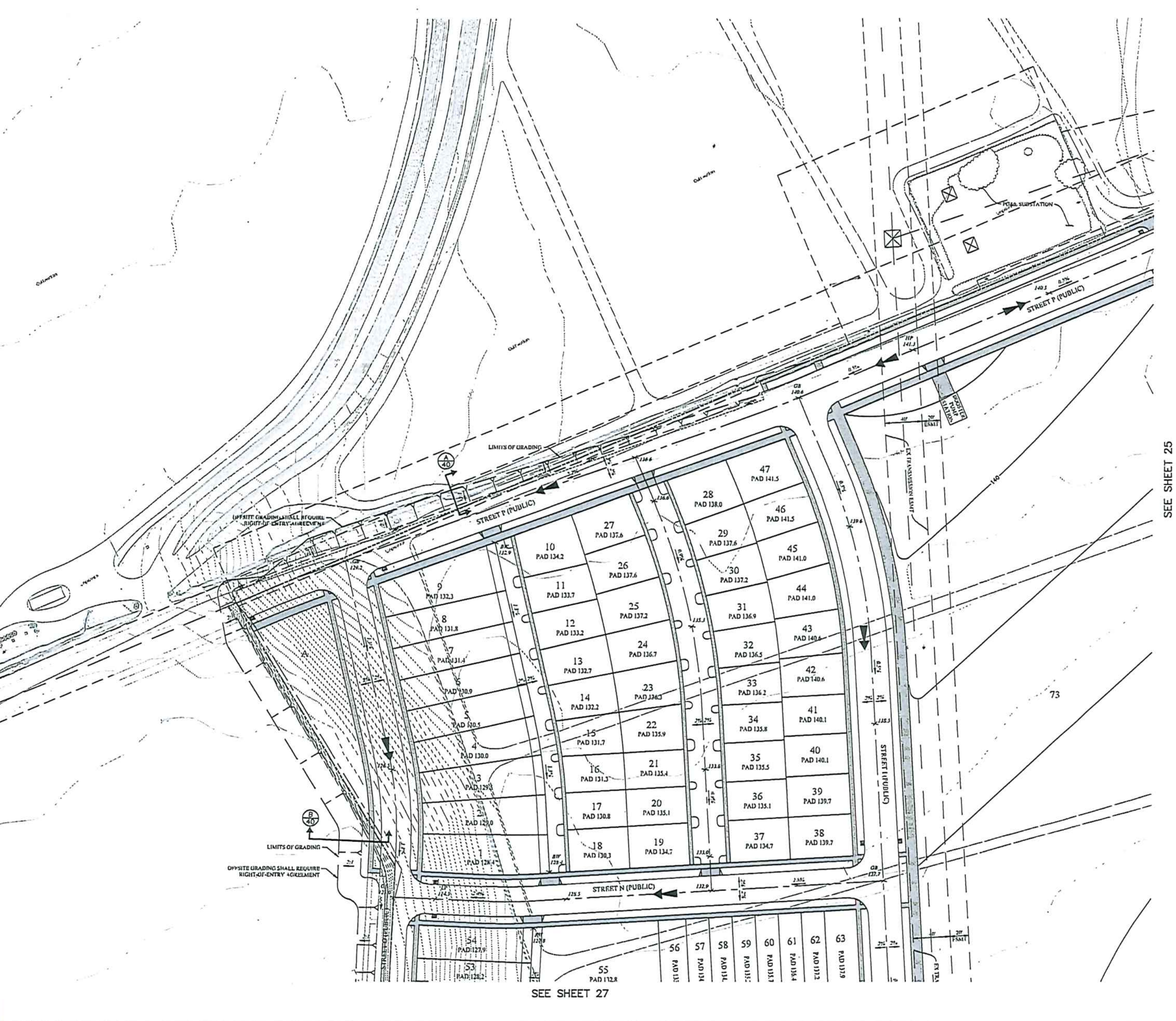
A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
━━	EXISTING BOUNDARY
━ - ━	PROPOSED BOUNDARY
──	LOT LINE
— —	EX LOT LINE
— — —	EASEMENT
- - - -	EX EASMENT
──	ALLEY BACK OF CURB
— —	PG&E TRANSMISSION LINE
▨	NON ACCESS STRIP
──	EDGE OF PAVEMENT

0 50 100 150
SCALE IN FEET: 1" = 50'

SHEET	DATE	MK	SHEET REVISIONS	BY	CK	SCALE
23 OF 83 SHEETS			5TH SUBMITTAL OCTOBER 2023			1"=50'
JOB NO. 072063						DATE OCT 2023

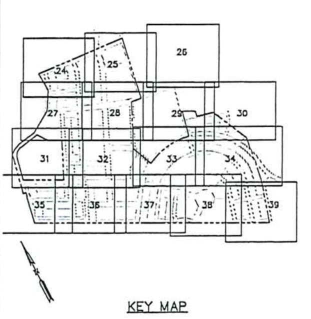
TENTATIVE MAP
LOTTING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302



SEE SHEET 27

SEE SHEET 25



KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

—— ——	EXISTING BOUNDARY
—— - - ——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
×259.5	APPROXIMATE SPOT ELEVATION
⊥ — ⊥	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
——	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
☐	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

SCALE IN FEET: 1"= 50'
0 50 100 150

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=50'
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

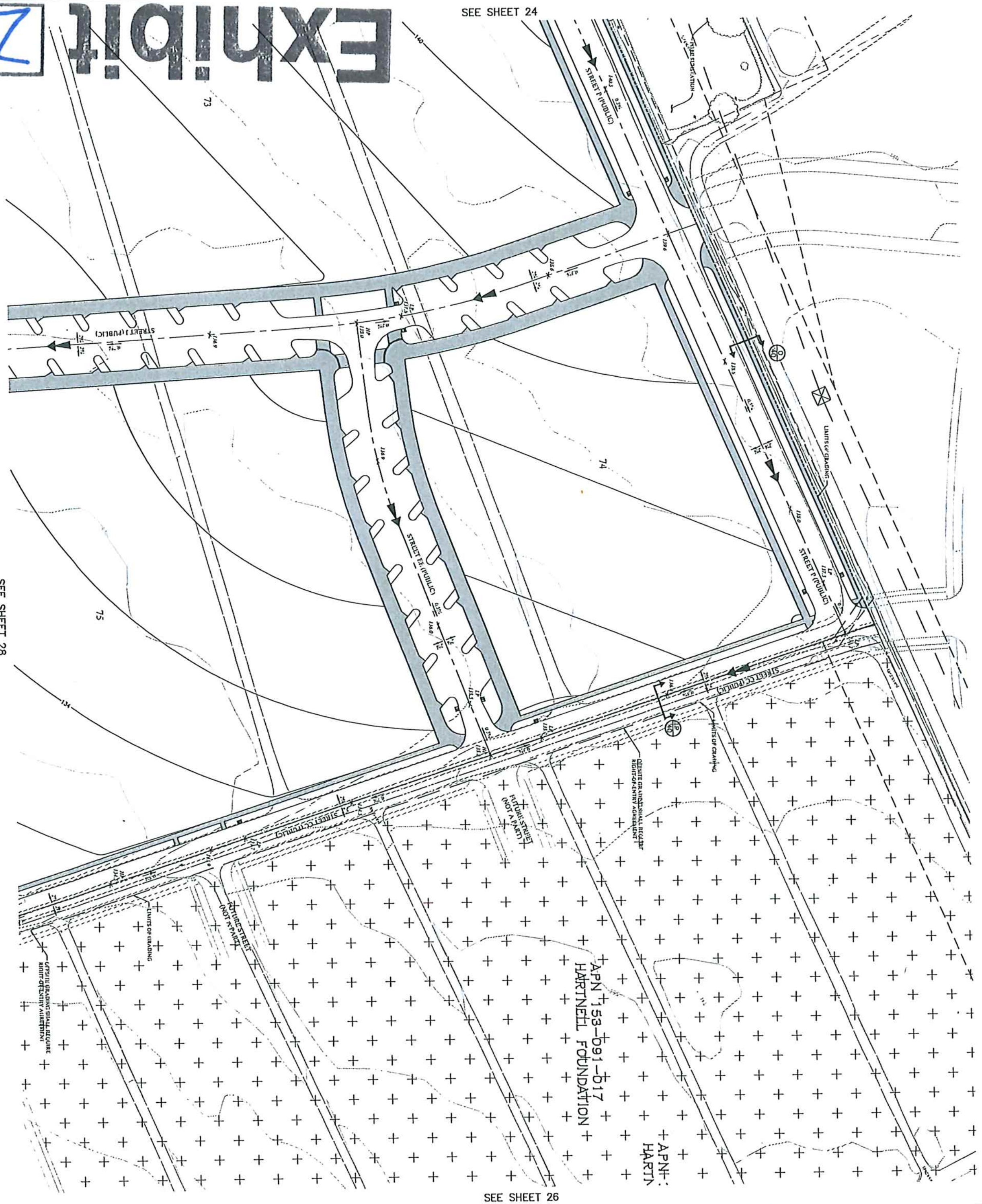
SHEET 24 OF 83 SHEETS
JOB NO. 072083

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit 4

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\25 PRELIMINARY GRADING PLAN.dwg

Exhibit Z



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

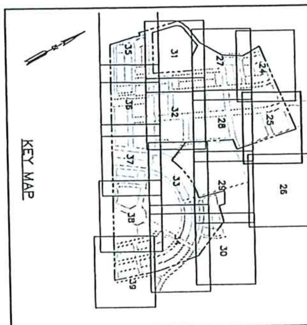
GRADING LEGEND

—	EXISTING BOUNDARY
—	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
⊢ ⊣	SLOPE
1.5%	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
—	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
☐	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

SCALE IN FEET: 1"= 50'
0 50 100 150



KEY MAP

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

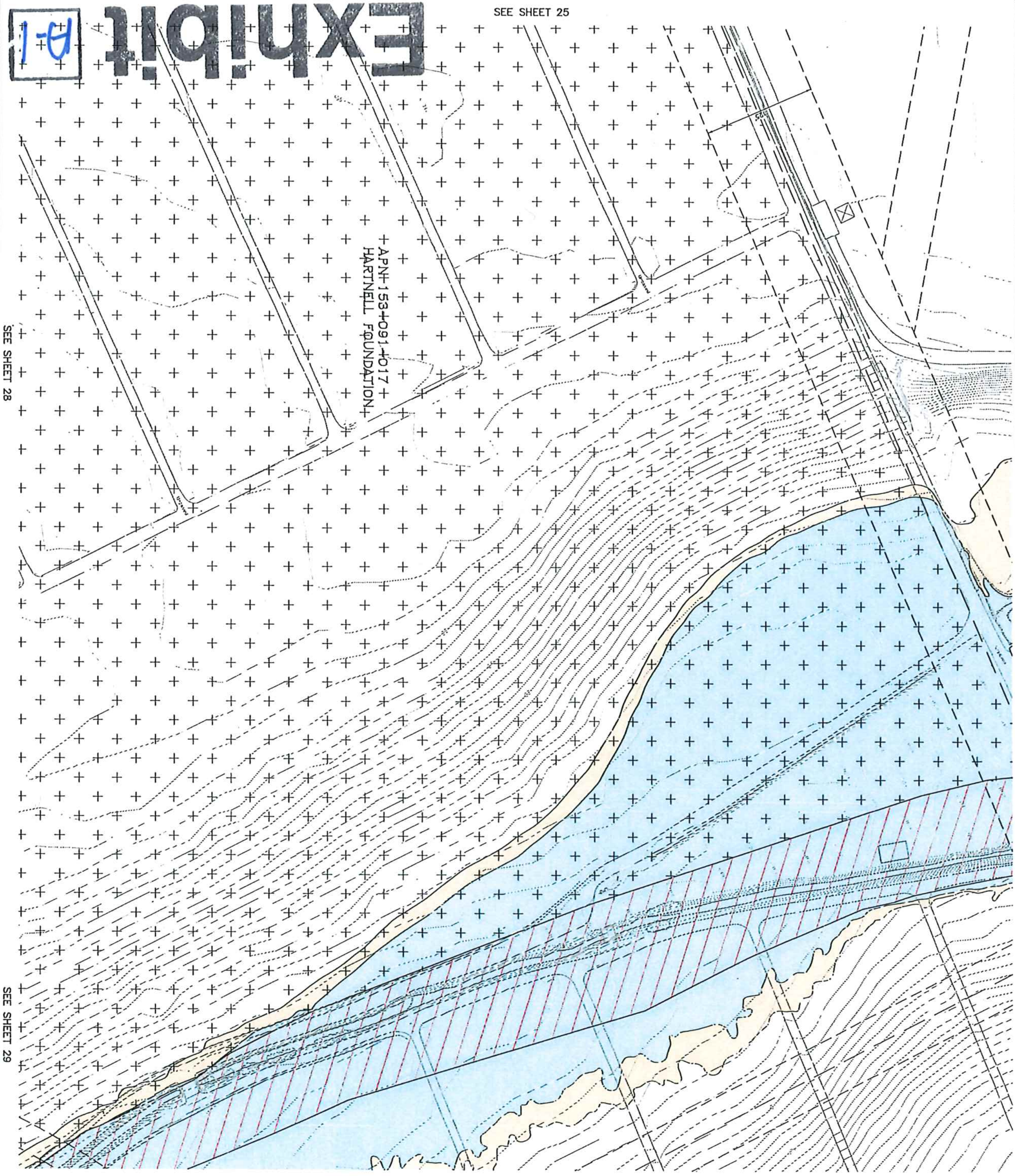
TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 25 OF 63 SHEETS
JOB NO. 072083

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\25 PRELIMINARY GRADING PLAN.dwg

Exhibit A-1



GRADING NOTES

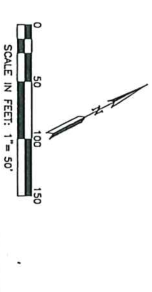
1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

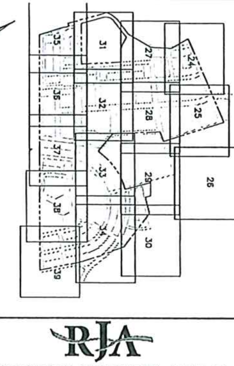
———	EXISTING BOUNDARY
— - - —	PROPOSED BOUNDARY
PAD XXXX	APPROXIMATE PAD ELEVATION
PAD XXXX*	SPLIT DRAINING PADS
x 259.5	APPROXIMATE SPOT ELEVATION
⊢ ⊣	SLOPE
1.5%	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY



KEY MAP



DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

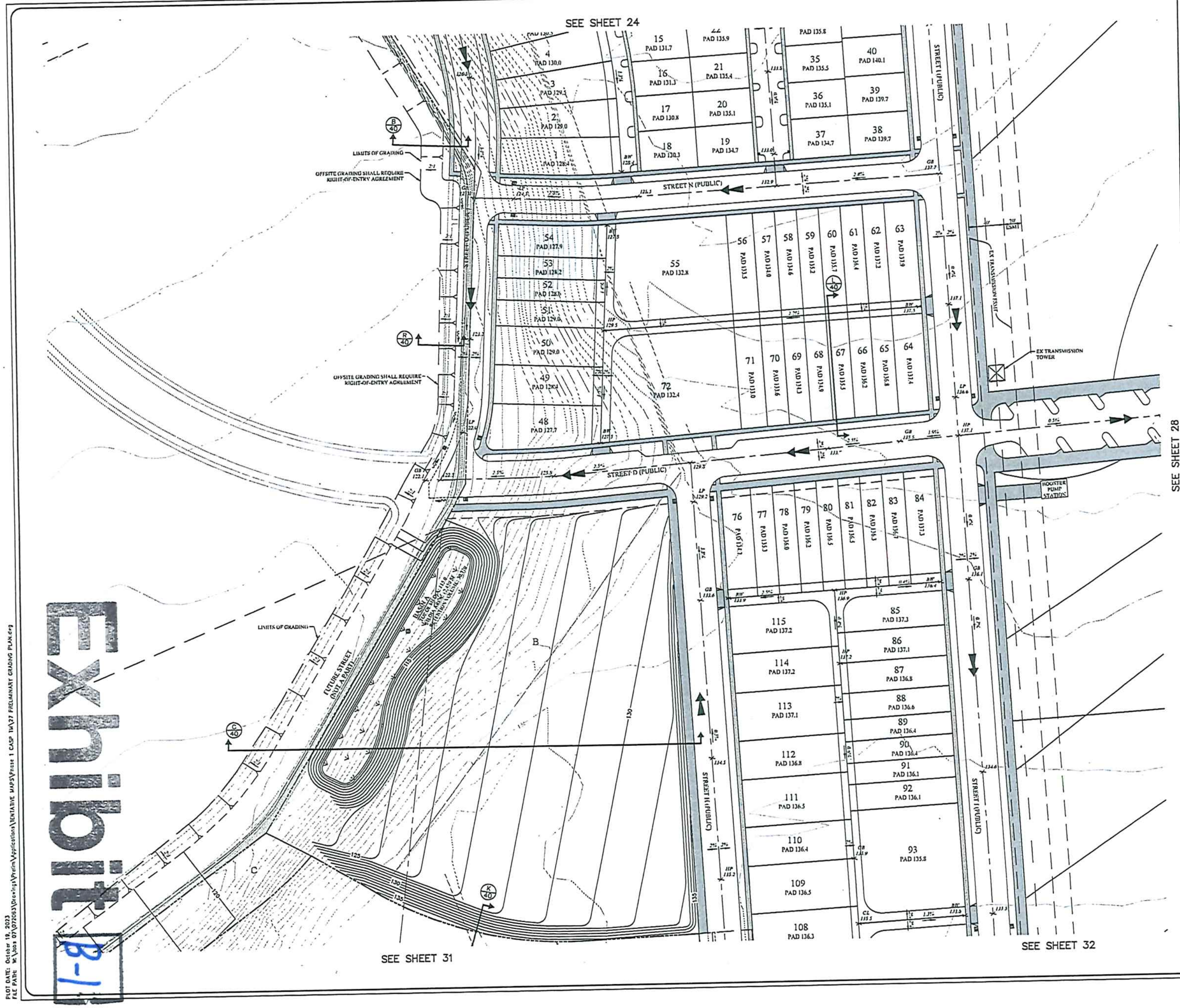
SCALE 1"=50'
DATE OCT 2023

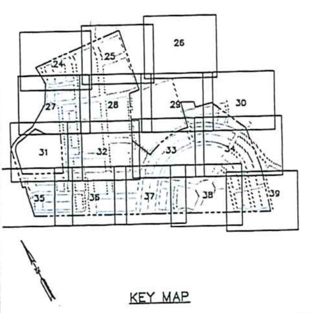
TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 26 OF 63 SHEETS
JOB NO. 072063

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072083\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\27 PRELIMINARY GRADING PLAN.dwg





GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

————	EXISTING BOUNDARY
— - - —	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
————	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

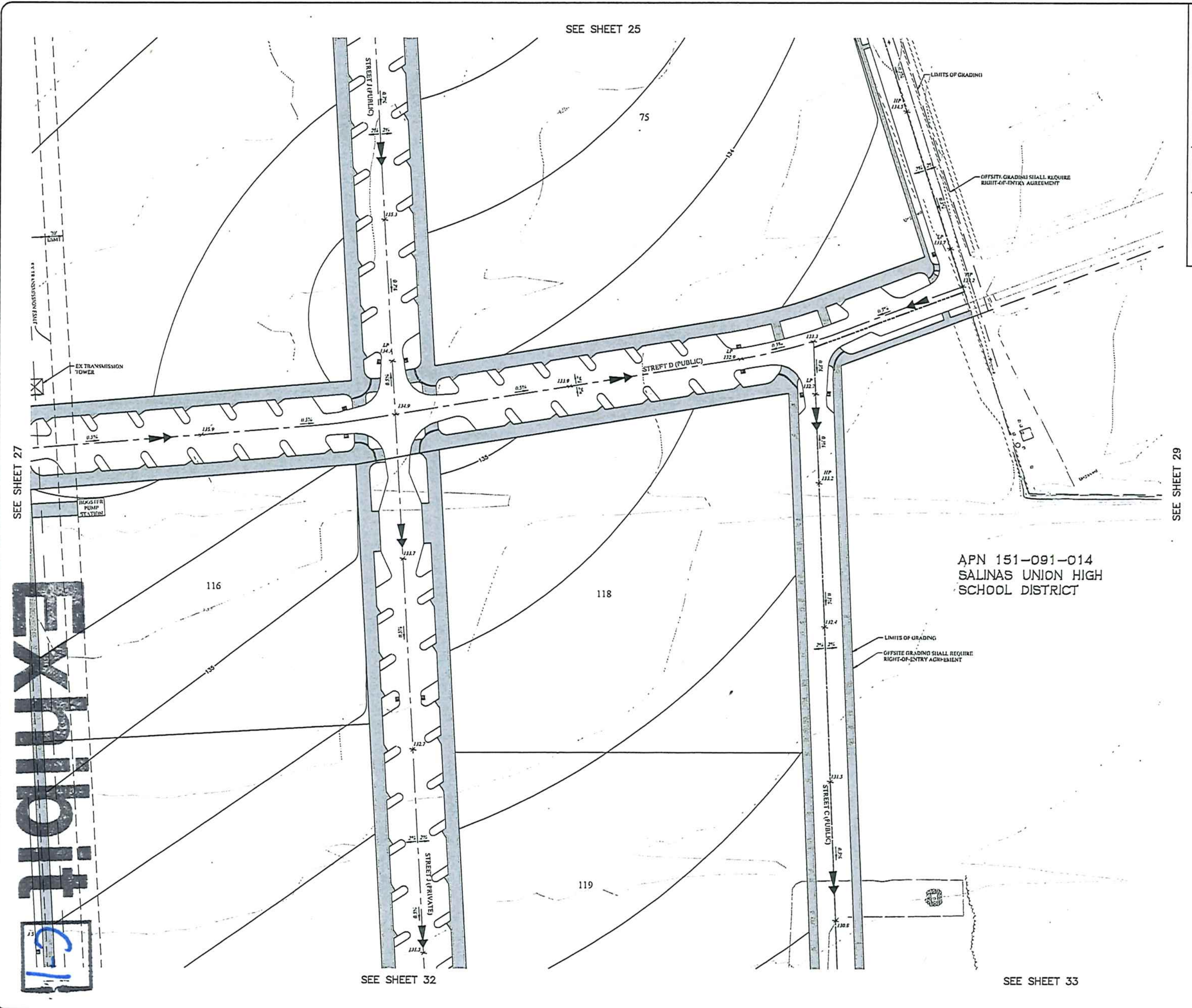
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

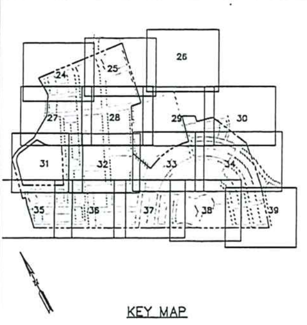
SCALE 1"=50'
DATE OCT 2023

SHEET 27 OF 83 SHEETS
JOB NO. 072083

Exhibit B-1

Exhibit C1





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

— - - - —	EXISTING BOUNDARY
—— - ——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
×259.5	APPROXIMATE SPOT ELEVATION
⌶ ⊥ ⌶	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

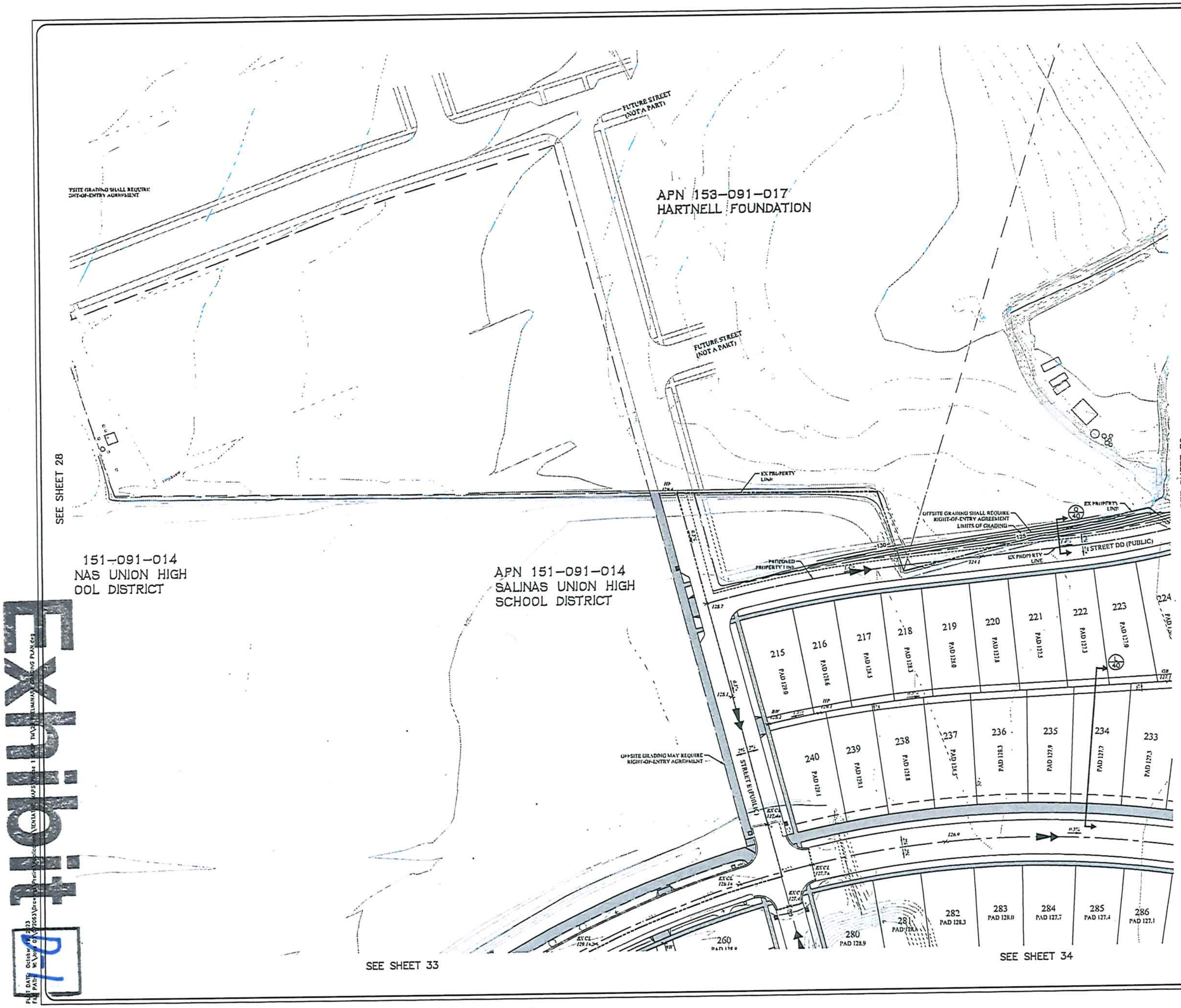
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

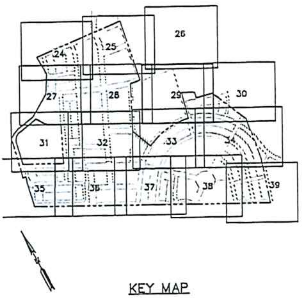
SCALE 1"=50'
DATE OCT 2023

SHEET 28 OF 63 SHEETS
JOB NO. 072063

PLOT DATE: October 19, 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\Applications\TENTATIVE MAPS\Phase 1 CASP TM\28 PRELIMINARY GRADING PLAN.dwg

Exhibit D-1





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

——-——-	EXISTING BOUNDARY
——- - -——	PROPOSED BOUNDARY
PAD XXXX.X	APPROXIMATE PAD ELEVATION
PAD XXXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 160,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0100 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

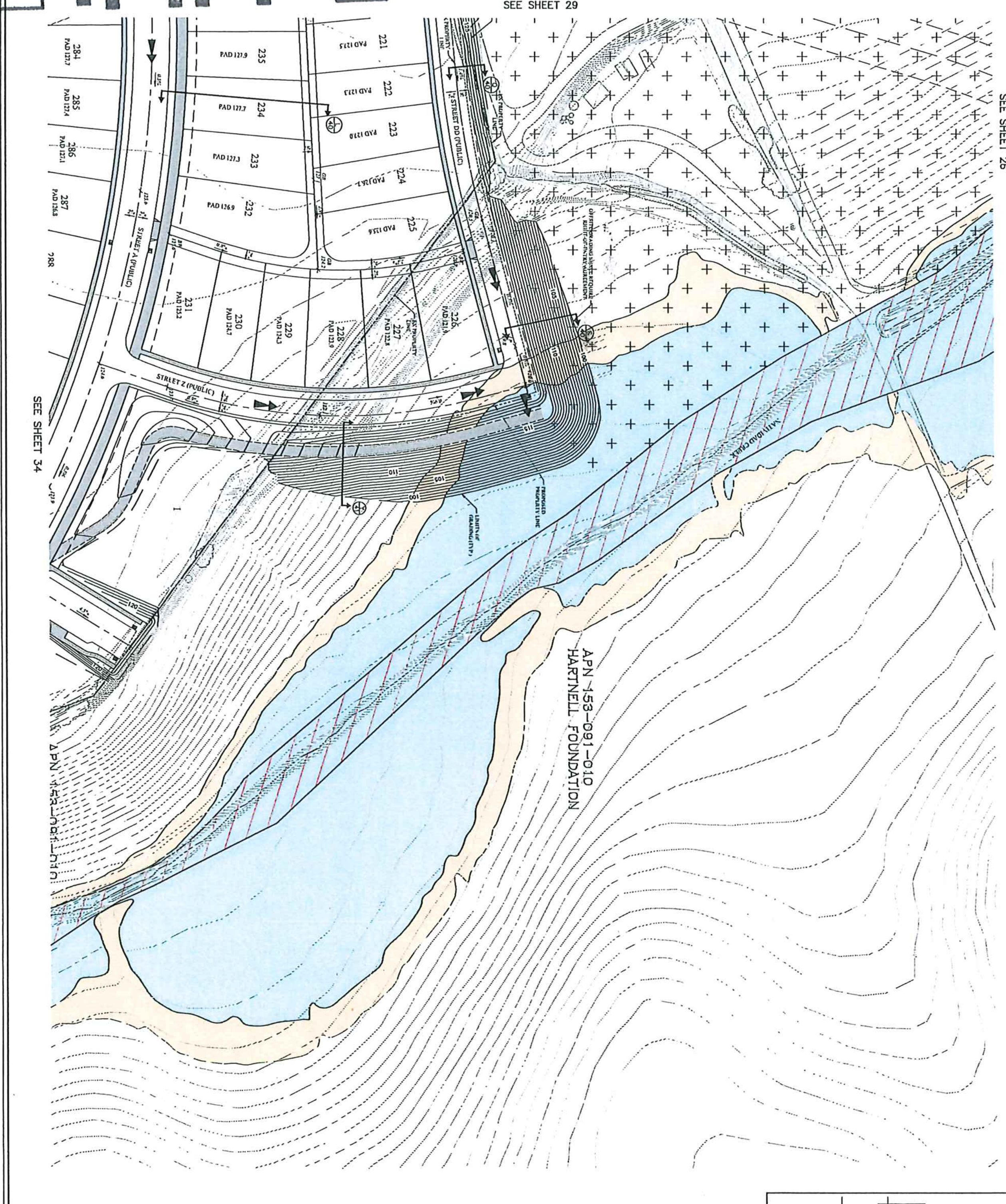
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 29 OF 83 SHEETS
JOB NO. 072063

Exhibit E-1

PLOT DATE: October 19, 2023
FILE NAME: ...Jobs 07\072083\Drawings\Planning Applications\TENTATIVE MAP\Sheet ... PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

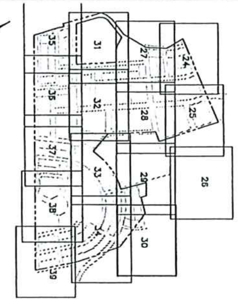
GRADING LEGEND

▬	EXISTING BOUNDARY
- - -	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
x 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
—	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— · —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CODIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1" = 50'



KEY MAP

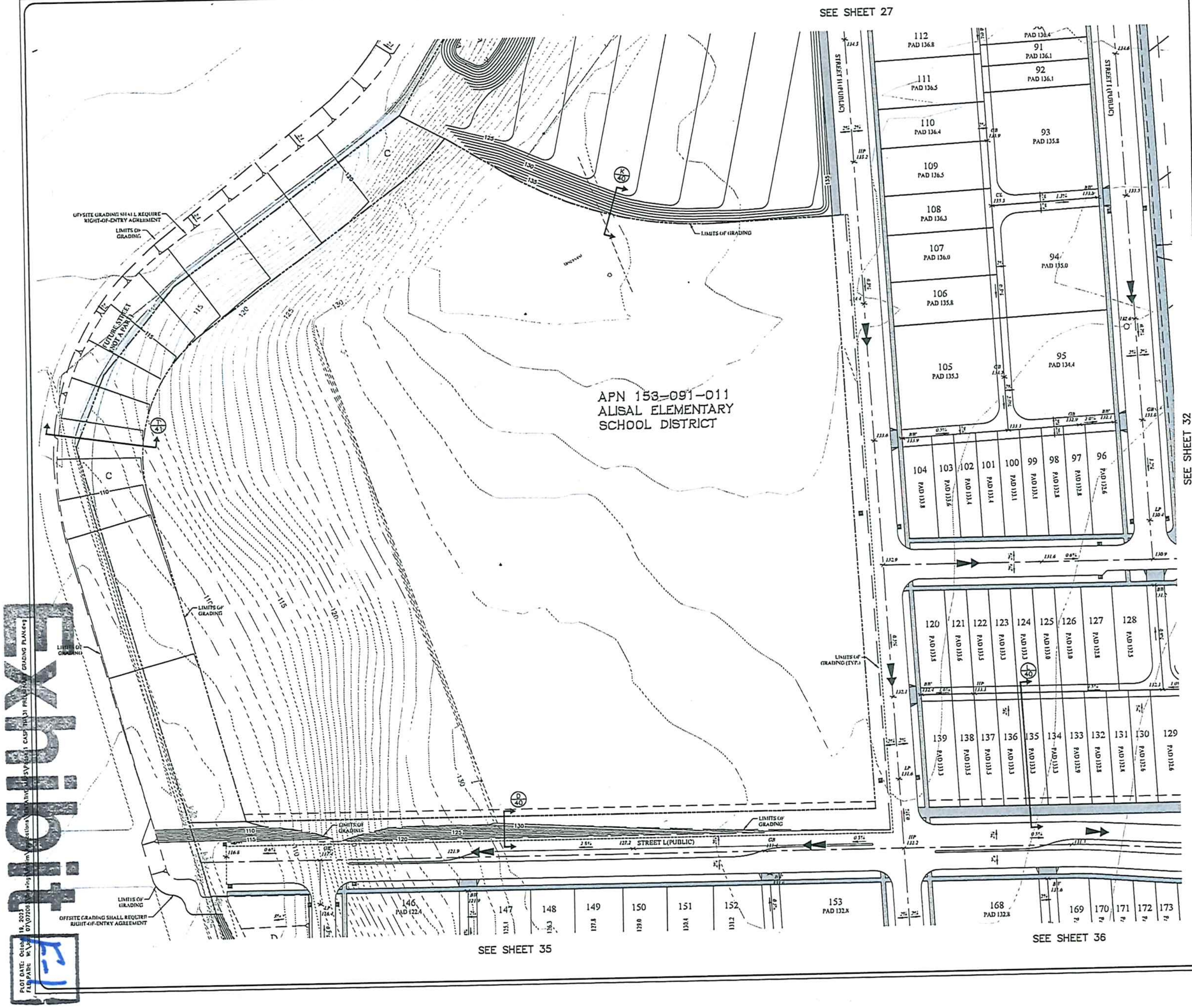
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

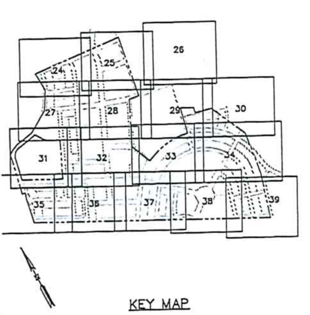
SCALE 1"=50'
DATE OCT 2023

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 30 OF 63 SHEETS
JOB NO. 072083





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

— - - —	EXISTING BOUNDARY
— - - —	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5% →	ANTICIPATED STREET SLOPE
◀◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
——	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1" = 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

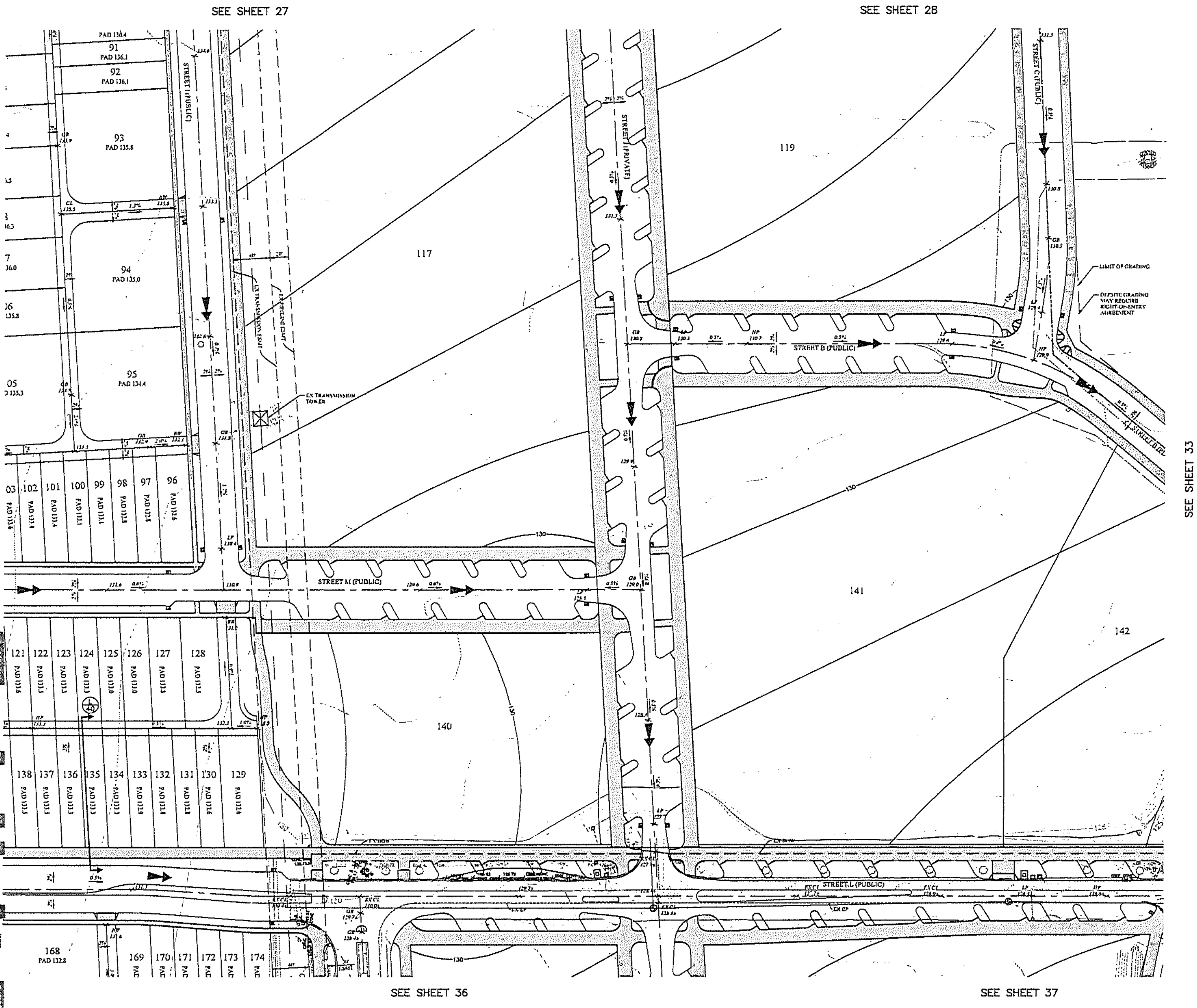
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

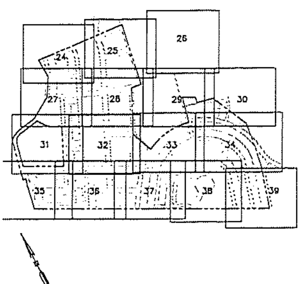
SCALE 1"=50'
DATE OCT 2023

SHEET 31 OF 63 SHEETS
JOB NO. 072063

Exhibit F-1

PLOT DATE: October 19, 2023
FILE PATH: [illegible] GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

————	EXISTING BOUNDARY
— - - —	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
x 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
————	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
☐	FLOOD ZONE A
▨	FLOODWAY
☐	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-0300 FAX (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=50'
DATE OCT 2023

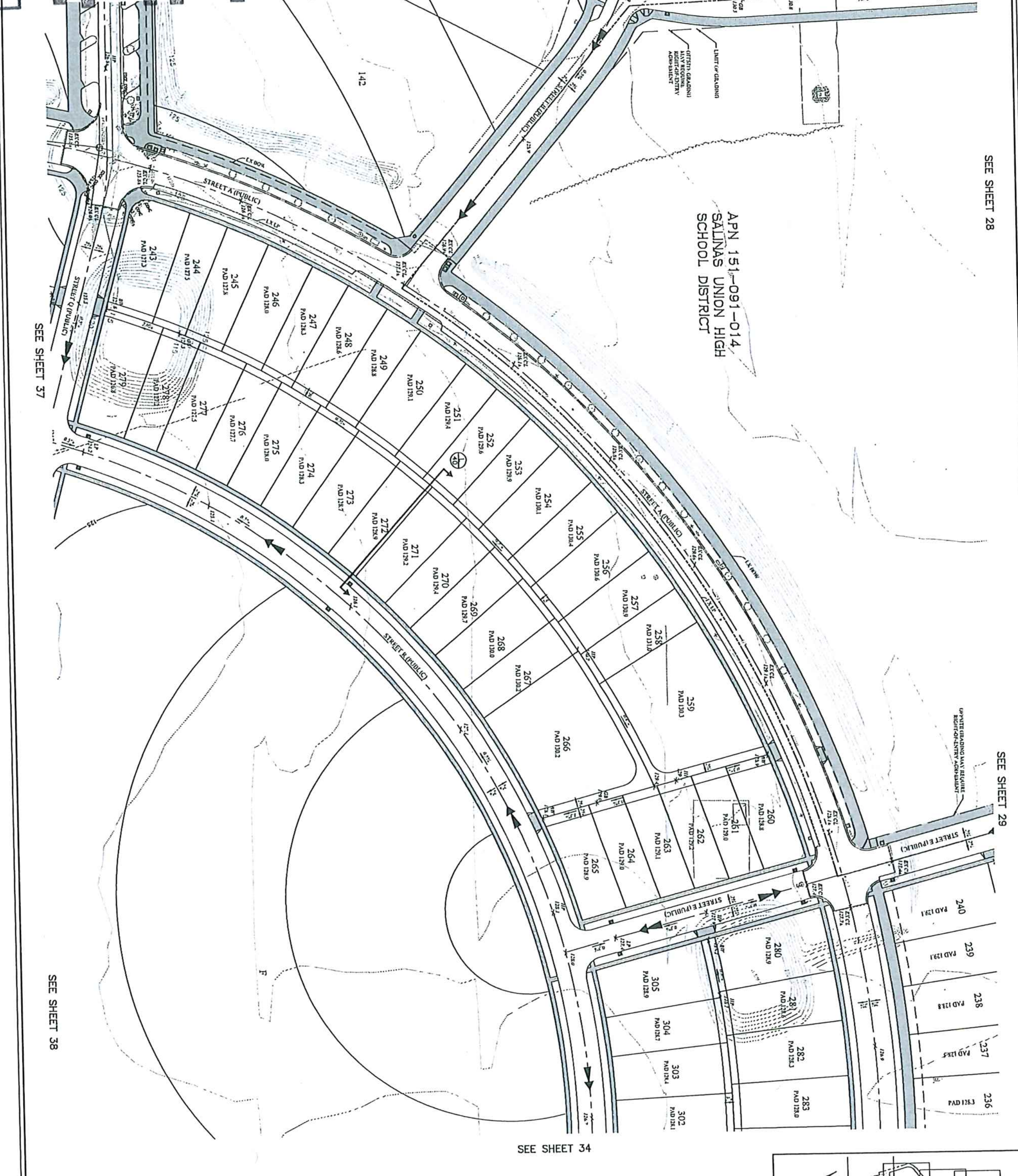
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

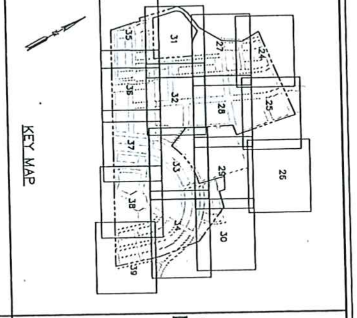
SHEET 32 OF 83 SHEETS
JOB NO. 072063

Exhibit G

Exhibit H-1

PLOT DATE: October [illegible], 2023
FILE PATH: W:\Jobs 07\072063\Drawings\Prelim\[illegible]\TENTATIVE MAPS\[illegible] 1 CASP TM\33 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0223H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

———	EXISTING BOUNDARY
———	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
x 239.5	APPROXIMATE SPOT ELEVATION
⊢ ⊣	SLOPE
1.5%	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY.
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1" = 50'

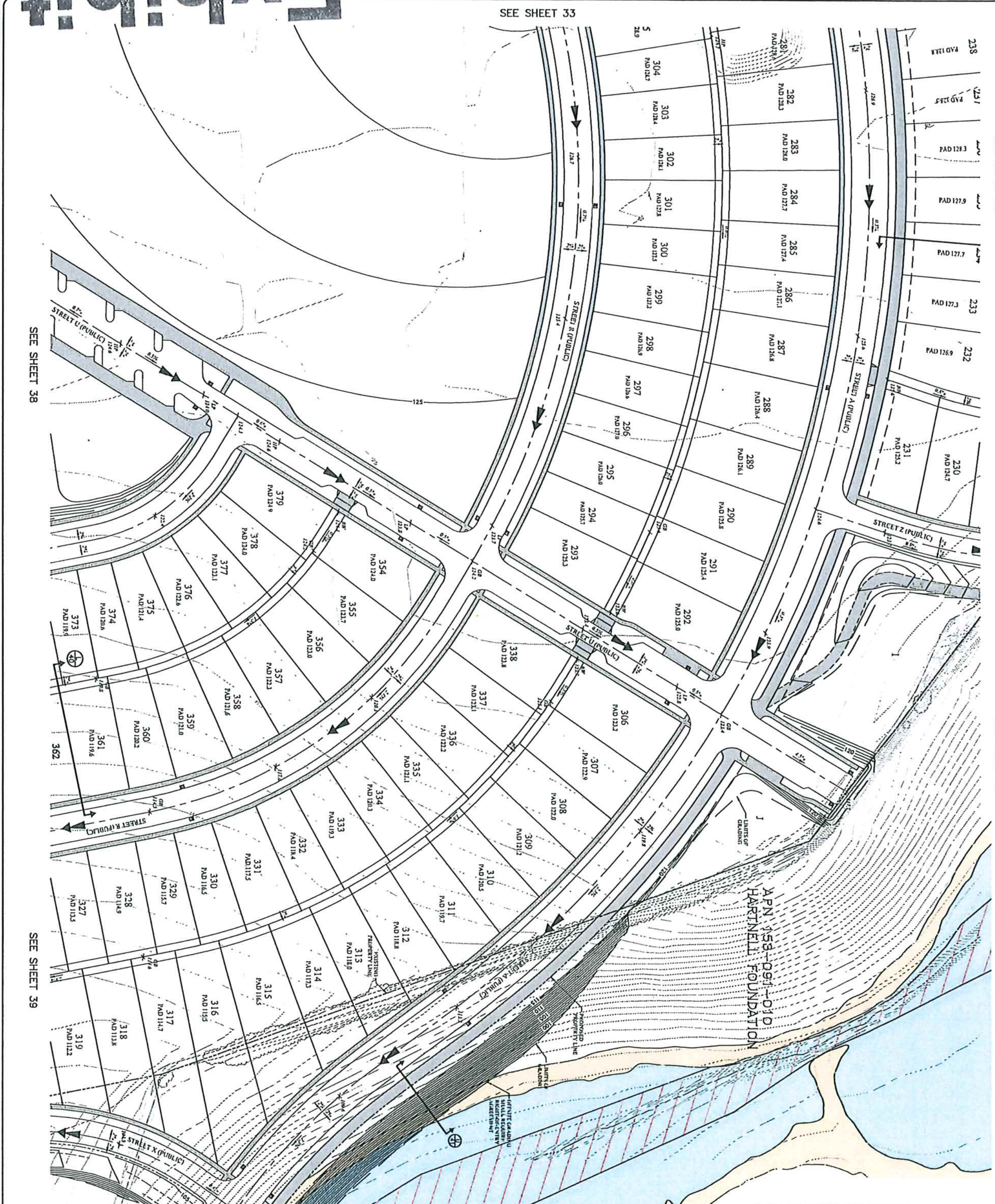
SHEET	DATE	MK	SHEET REVISIONS	BY	CK	SCALE
33 OF 83 SHEETS			5TH SUBMITTAL OCTOBER 2023			1"=50'
JOB NO. 072063						DATE OCT 2023

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit I-1



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0238H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

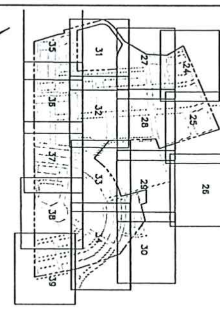
GRADING LEGEND

— · —	EXISTING BOUNDARY
———	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 239.5	APPROXIMATE SPOT ELEVATION
1.5%	SLOPE
⊥ ⊥	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 160,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
🟨	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'



KEY MAP

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

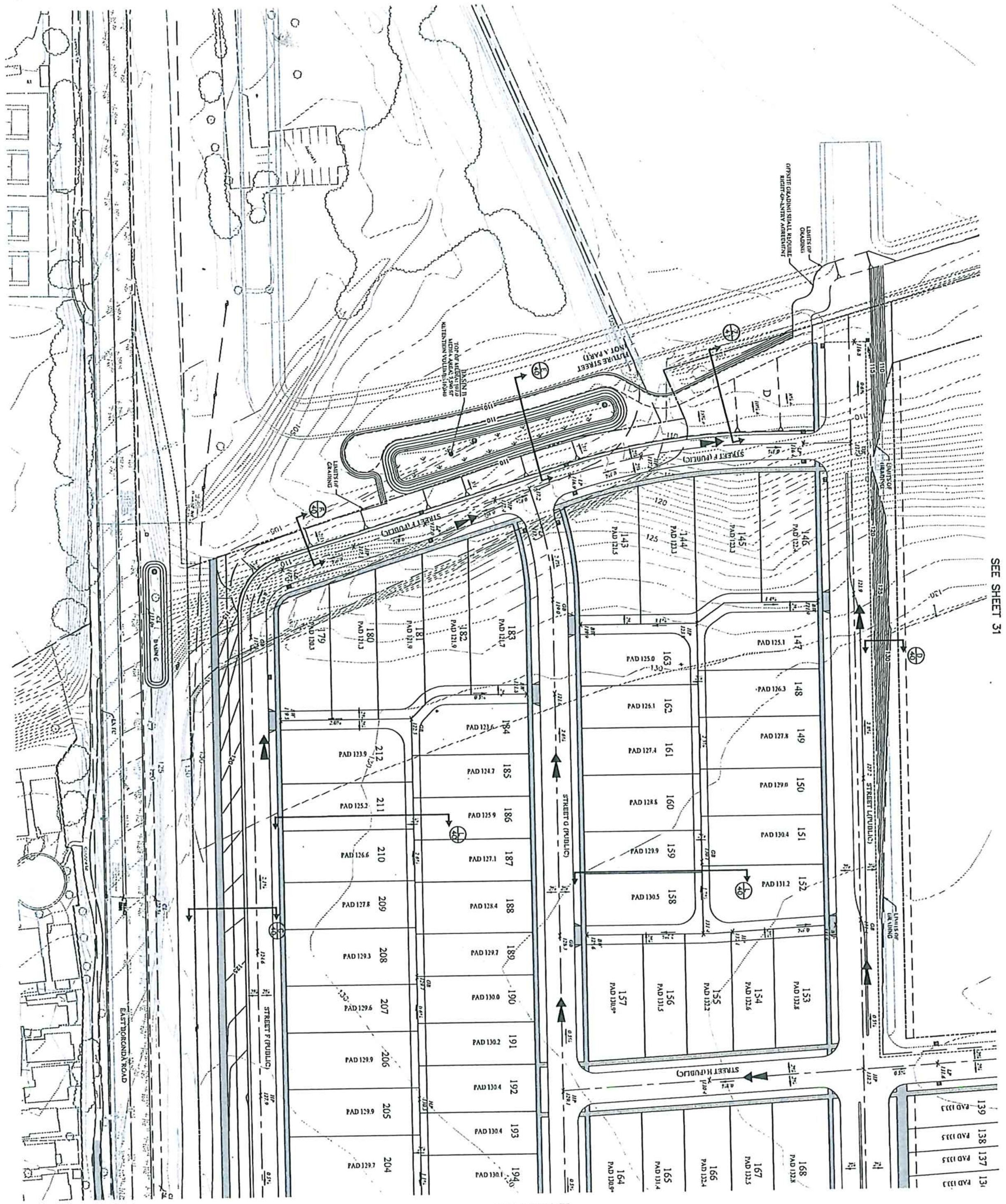
TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 34
OF 63 SHEETS
JOB NO. 072083

Exhibit J-1



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0233H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

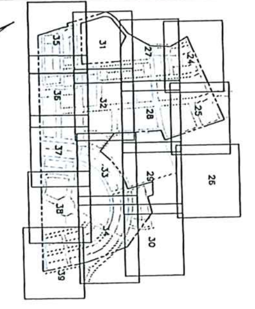
GRADING LEGEND

——	EXISTING BOUNDARY
——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
x 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
▲	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
——	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CODIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

SCALE IN FEET: 1" = 50'



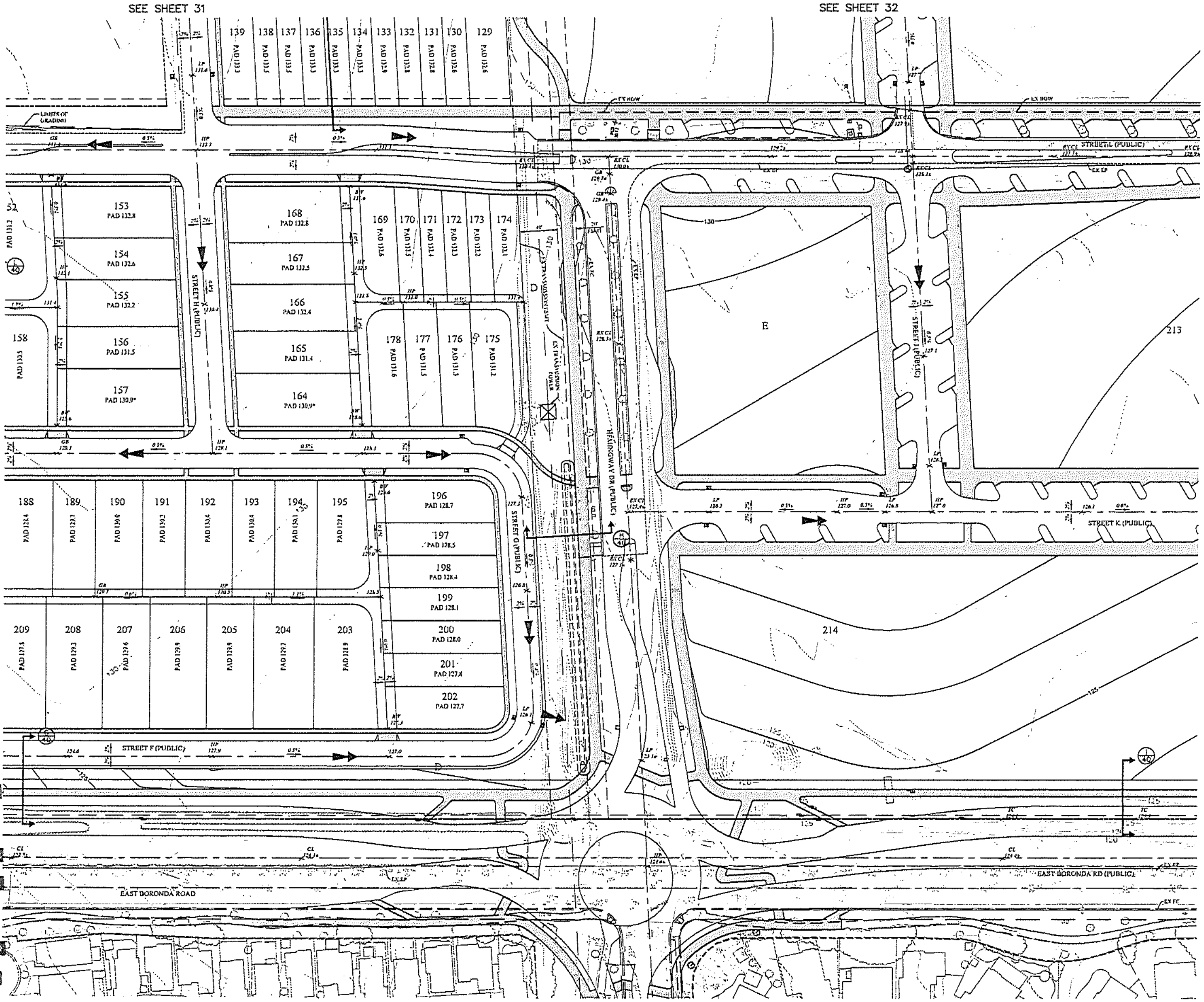
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

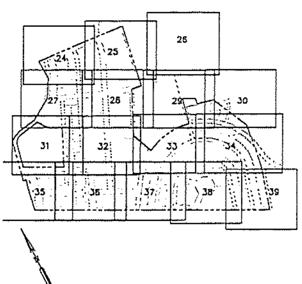
TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

SCALE	1"=50'
DATE	OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 35 OF 63 SHEETS
JOB NO. 072083





KEY MAP

GRADING NOTES

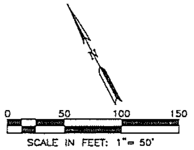
1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

—— - - ——	EXISTING BOUNDARY
—— - - - ——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
—— ——	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCP DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
▭	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY



SCALE IN FEET: 1" = 50'

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'

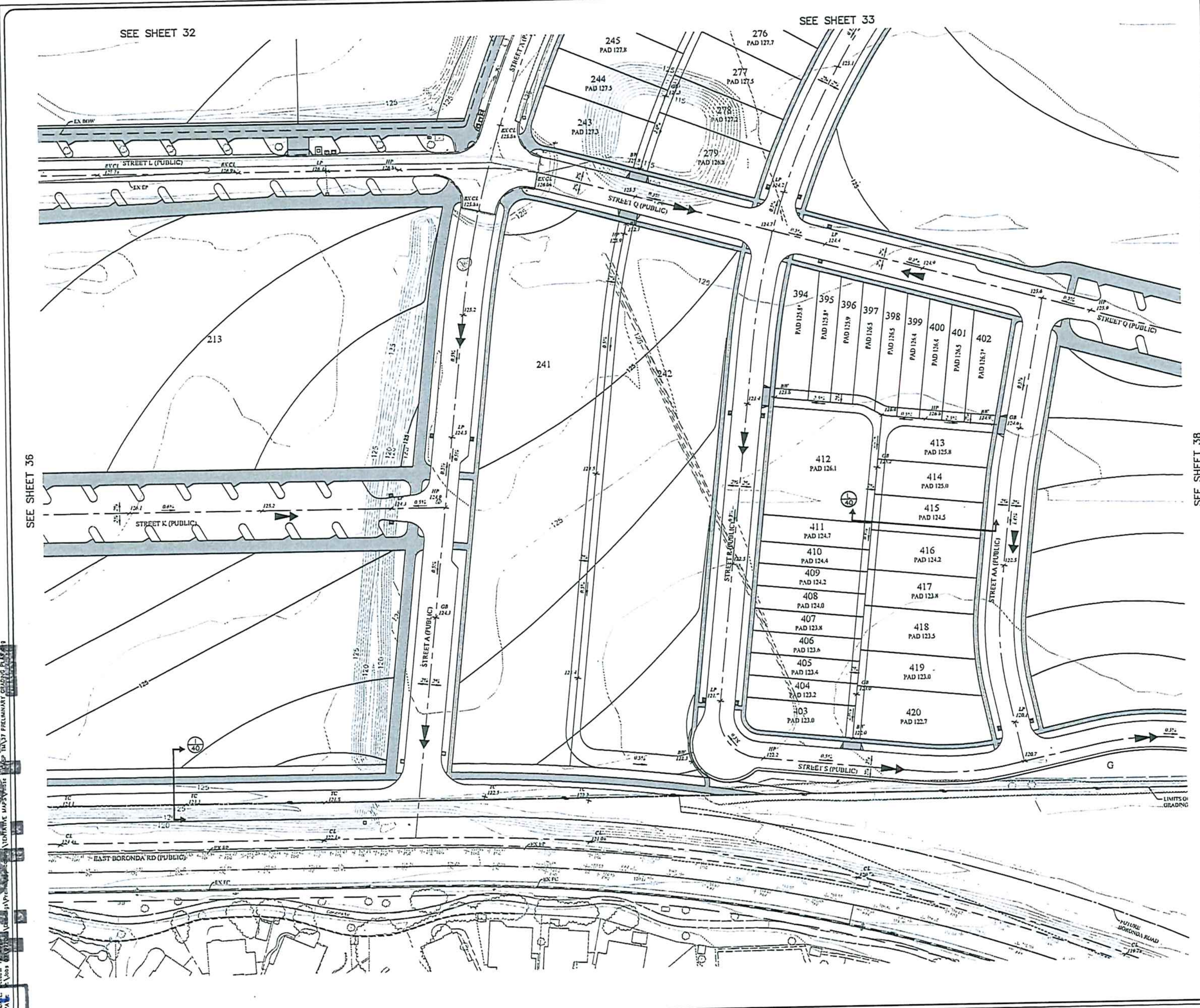
DATE OCT 2023

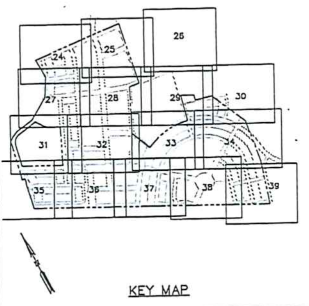
SHEET 36 OF 83 SHEETS

JOB NO. 072083

Exhibit 1-1

Exhibit L-1





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

——-———	EXISTING BOUNDARY
——-—-——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 259.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
— —	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

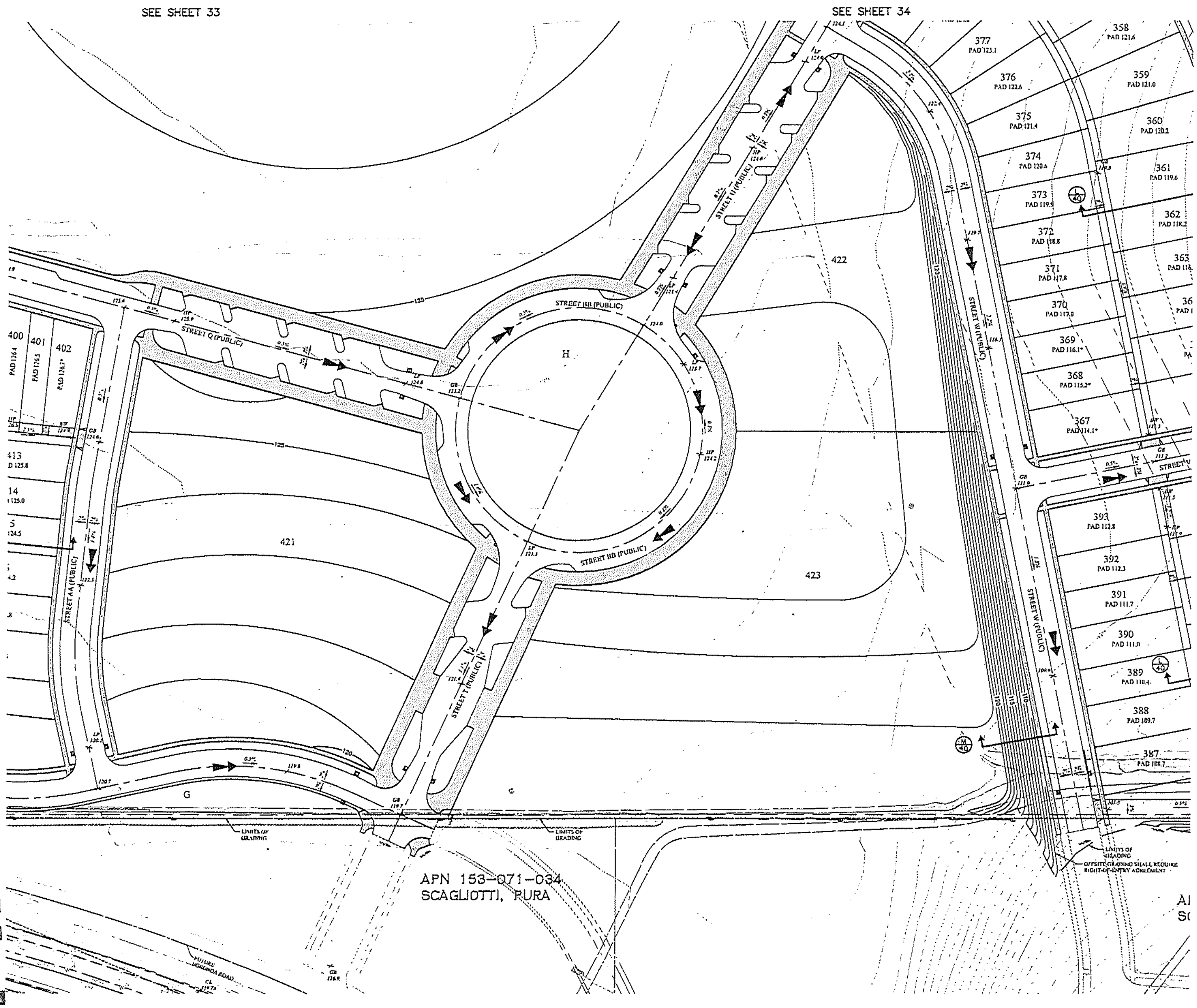
TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

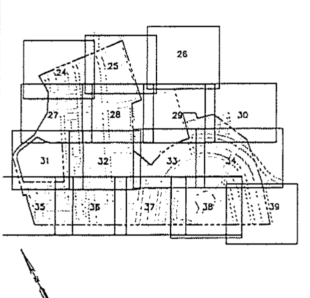
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 37 OF 63 SHEETS
JOB NO. 072083





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H, FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

——- - -——	EXISTING BOUNDARY
——- - -——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
× 258.5	APPROXIMATE SPOT ELEVATION
⌶ — ⌶	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
—— ——	LIMIT OF GRADING
⊞	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT, IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
▭	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

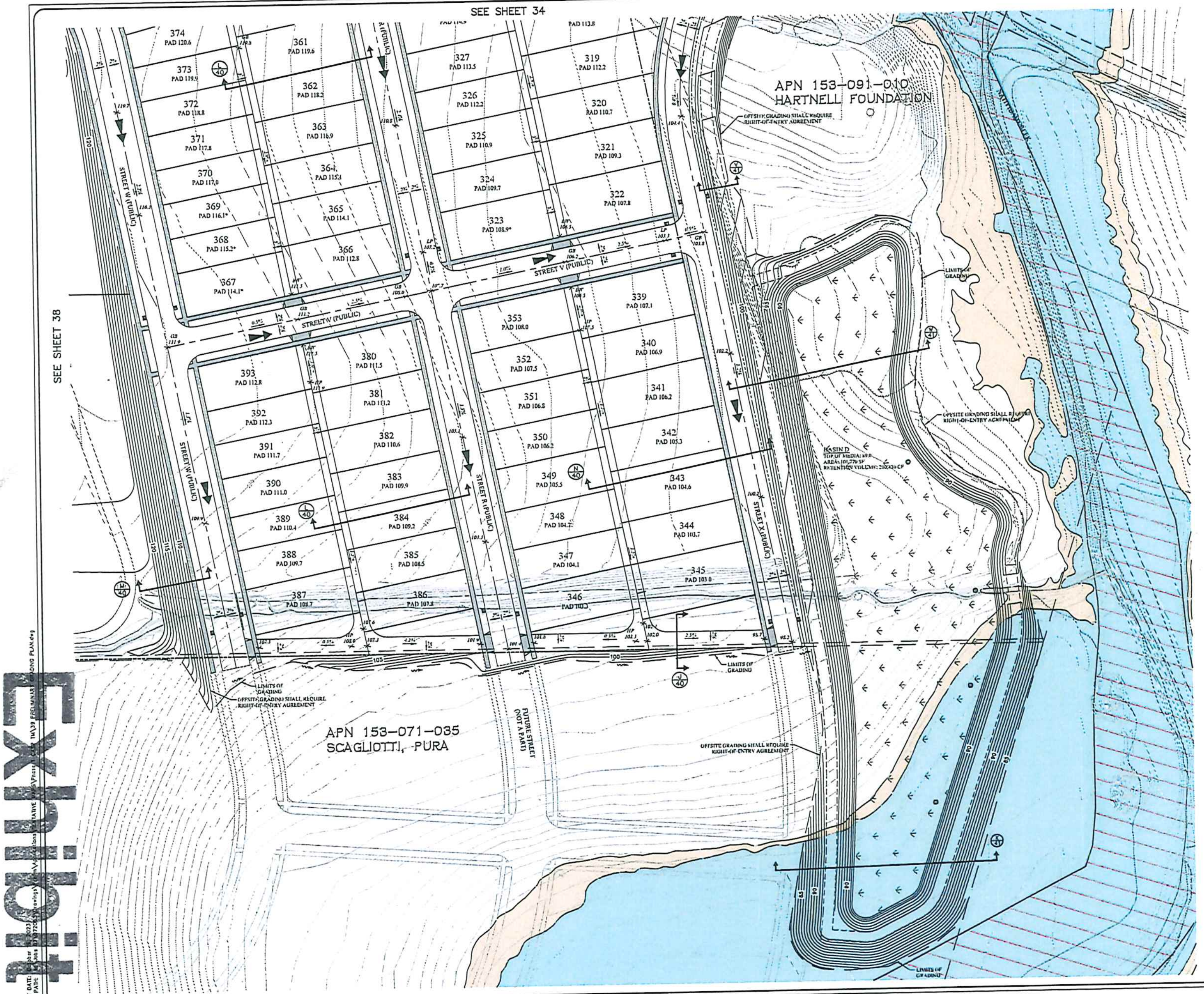
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

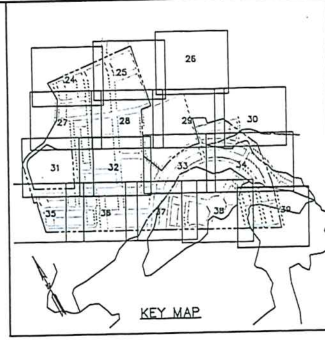
SCALE 1"=50'
DATE OCT 2023

SHEET 38 OF 63 SHEETS
JOB NO. 072063

Exhibit M-1

Exhibit N-1





GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET 40-41 FOR GRADING SECTIONS.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
4. FEMA FLOODPLAIN IS EXISTING PER FLOOD INSURANCE RATE MAPS 06053C0228H. FLOODPLAIN LOCATION SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

——·——·——	EXISTING BOUNDARY
——- - -——	PROPOSED BOUNDARY
PAD XXX.X	APPROXIMATE PAD ELEVATION
PAD XXX.X*	SPLIT DRAINING PADS
×259.5	APPROXIMATE SPOT ELEVATION
Y ⌐ Y	SLOPE
1.5%	ANTICIPATED STREET SLOPE
◀◀	EMERGENCY OVERLAND DRAINAGE RELEASE
—240—	EXISTING CONTOUR
———	PROPOSED MINOR CONTOUR
—240—	PROPOSED MAJOR CONTOUR
—— ——	LIMIT OF GRADING
+ + +	AREA OF DISTURBANCE WITHIN FUTURE HCF DEVELOPMENT. IMPORT SITE FROM PROBERT & CORDIROLI TM UP TO 180,000 CY
🟦	FLOOD ZONE A
▨	FLOODWAY
▭	FLOOD ZONE X

EARTHWORK SUMMARY

ITEM	QUANTITY
SITE CUT	476,000± CY
SITE FILL	254,000± CY
NET EXPORT	222,000± CY

0 50 100 150
SCALE IN FEET: 1"= 50'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY GRADING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

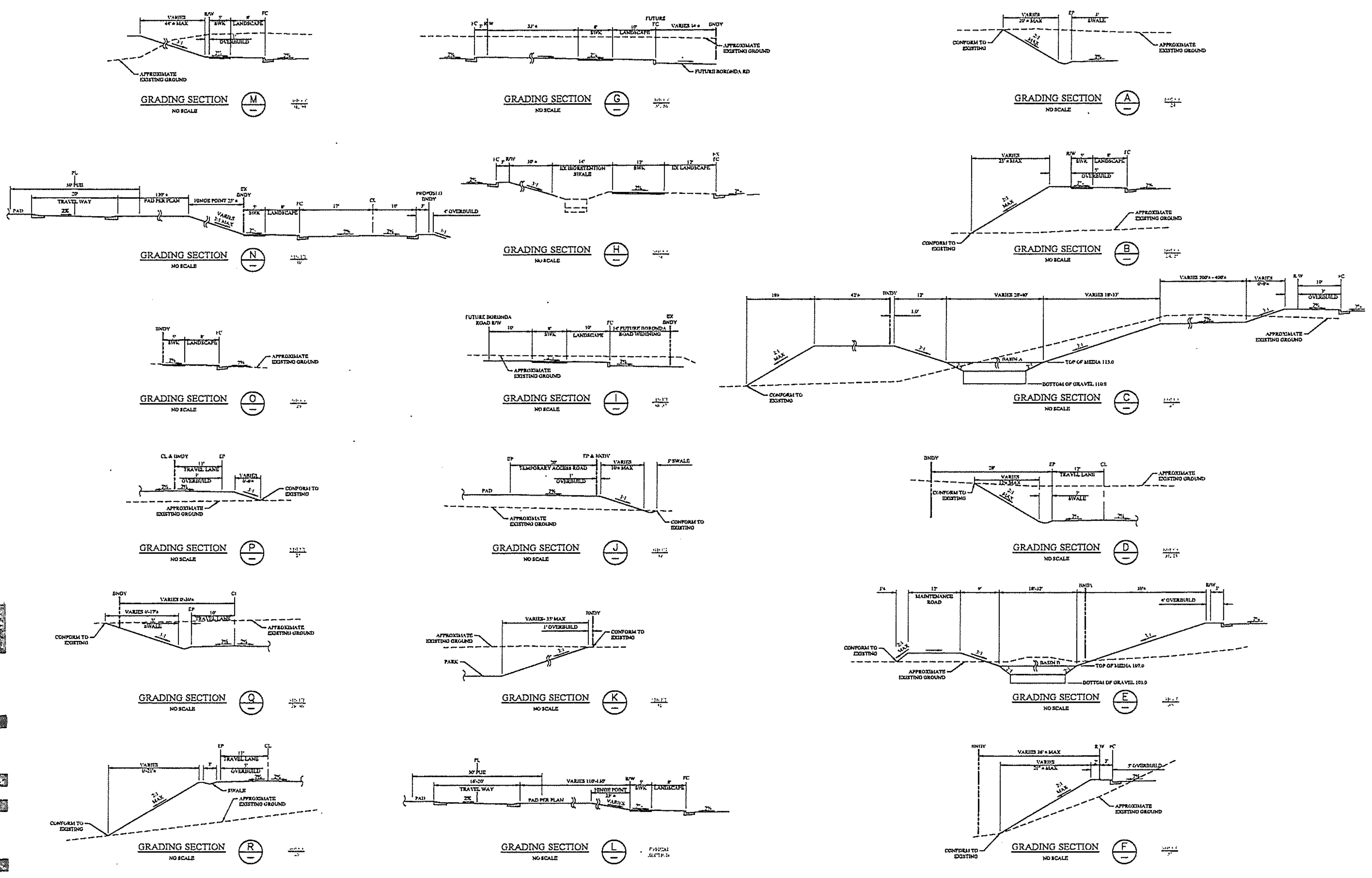
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 39 OF 63 SHEETS
JOB NO. 072083

PLOT DATE: October [illegible], 2023
FILE PATH: [illegible]\Jobs\07\072083\Drawings\[illegible]\Applications\TENTATIVE MAPS\Phase 1 [illegible] TM\39 PRELIMINARY GRADING PLAN.dwg



FOR: STONEBRIDGE HOMES

TENTATIVE MAP
GRADING SECTIONS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

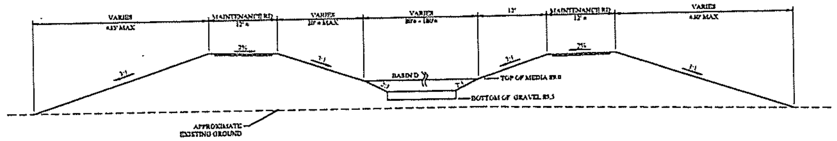
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

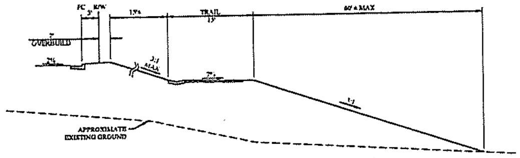
SCALE: NONE
DATE: OCT 2023

SHEET 40 OF 83 SHEETS
JOB NO. 072083

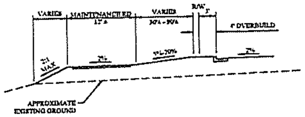
Exhibit D-1



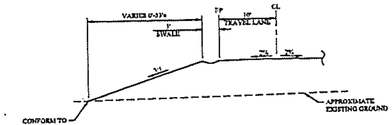
GRADING SECTION X
NO SCALE



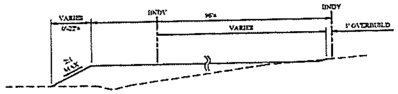
GRADING SECTION Y
NO SCALE



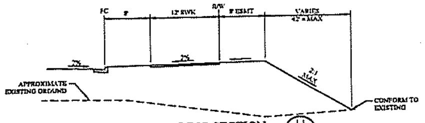
GRADING SECTION Z
NO SCALE



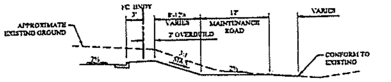
GRADING SECTION S
NO SCALE



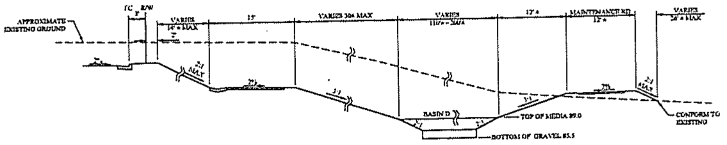
GRADING SECTION T
NO SCALE



GRADING SECTION U
NO SCALE



GRADING SECTION V
NO SCALE



GRADING SECTION W
NO SCALE

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
GRADING SECTIONS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

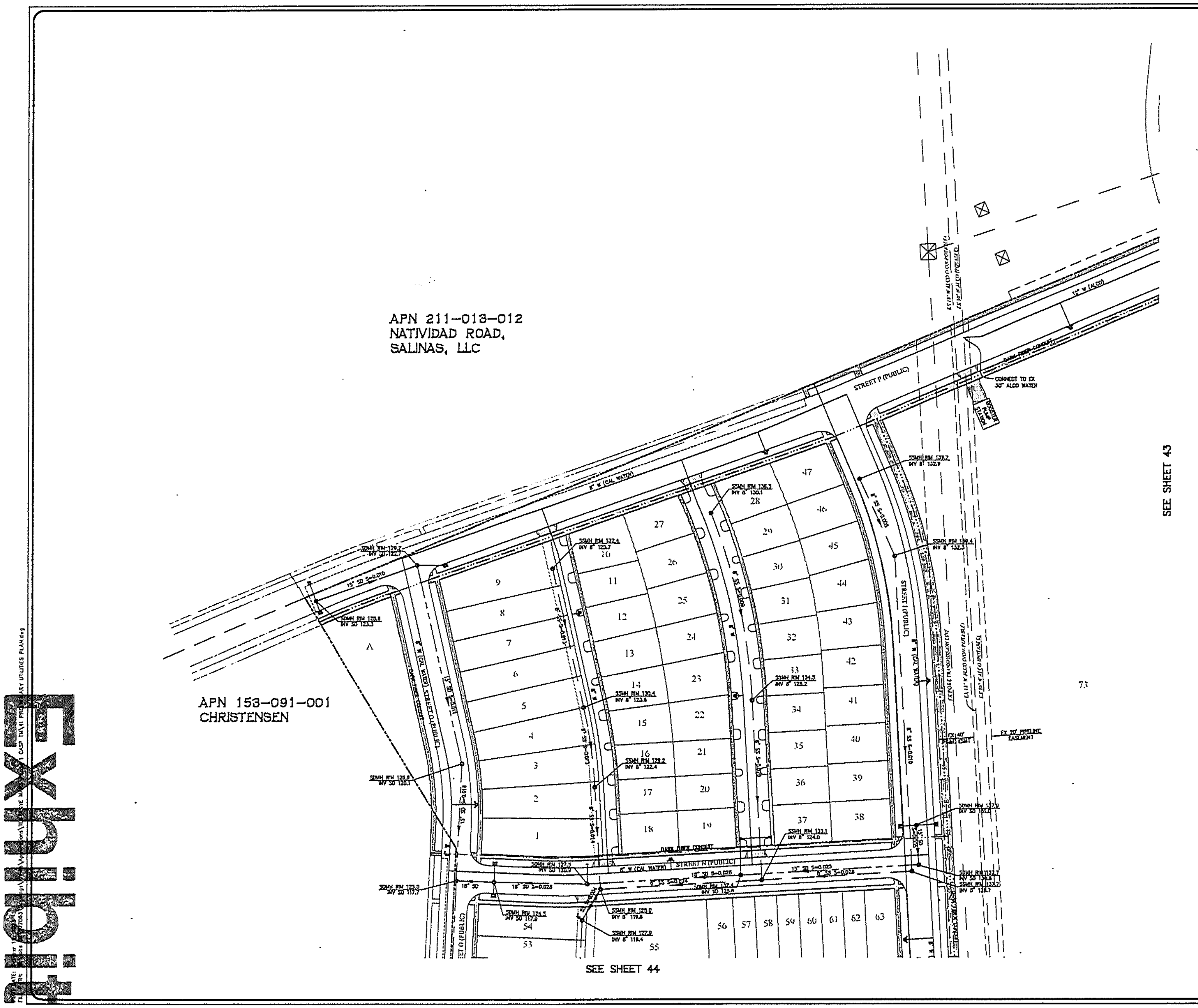
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

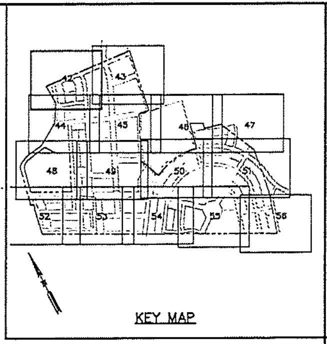
SCALE

DATE
OCT 2023

SHEET
41
OF 83 SHEETS
JOB NO.
072083

Exhibit P-1





KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
———————	BOUNDARY	———————
— — — — —	EDGE OF PAVEMENT	— — — — —
—— — — ——	STORM DRAIN	—— — — ——
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
———————	WATER	—— ——
——···——	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
☒	ELECTROLIER	☐
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

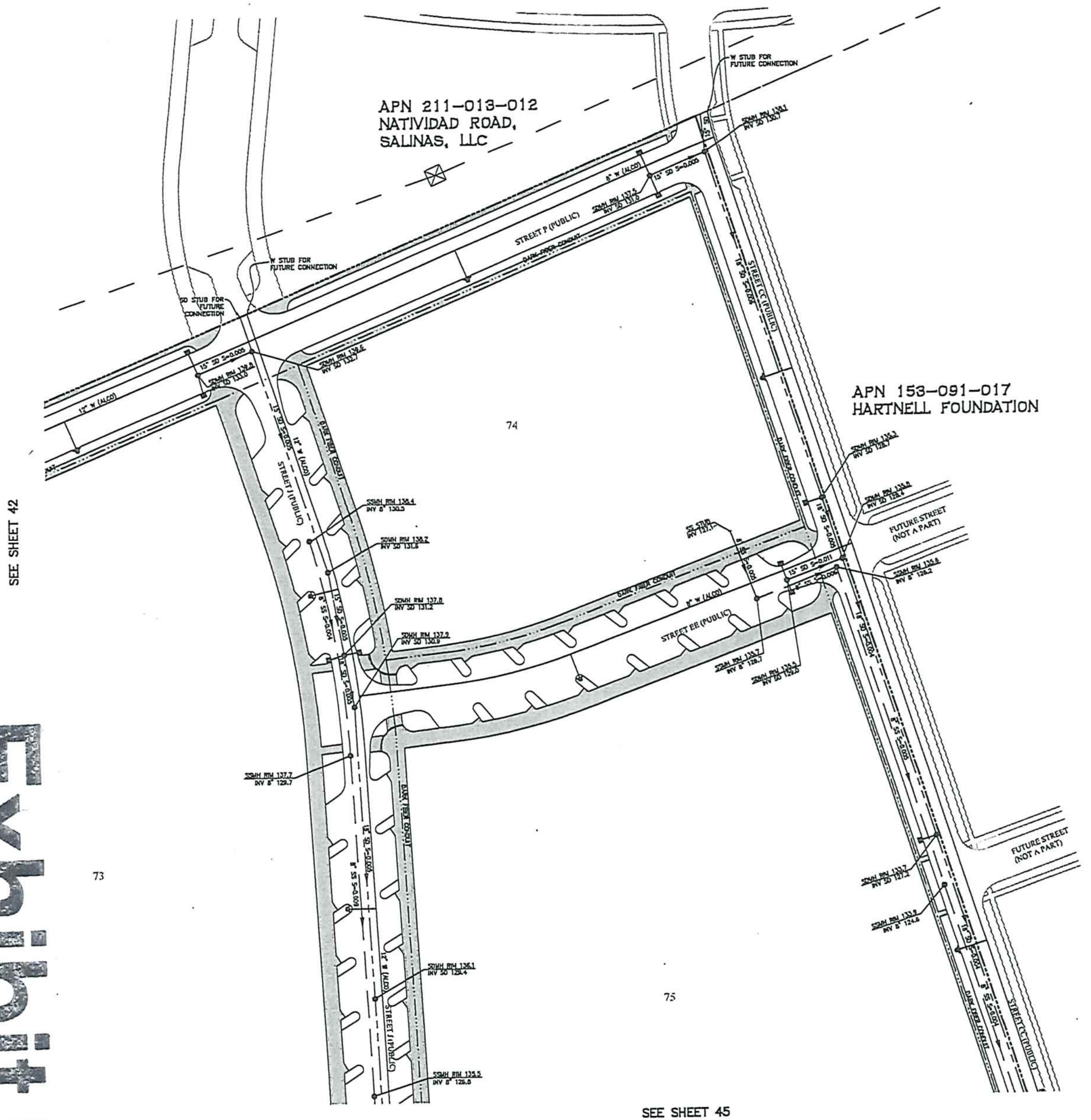
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

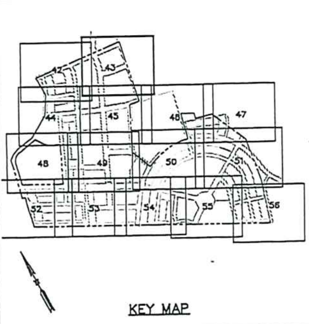
SCALE 1"=50'
DATE OCT 2023

SHEET 42 OF 83 SHEETS
JOB NO. 072083

Exhibit Q-1



APN 211-013-012
NATIVIDAD ROAD,
SALINAS, LLC
APN 153-091-017
HARTNELL FOUNDATION
W STUB FOR FUTURE CONNECTION
W STUB FOR FUTURE CONNECTION
SD STUB FOR FUTURE CONNECTION
SDMH RIM 138.1 INV SD 130.7
8" W (ALCO)
15" SD S=0.005
SDMH RIM 137.5 INV SD 131.0
STREET P (PUBLIC)
DARK FIBER CONDUIT
15" SD S=0.005
SDMH RIM 138.8 INV SD 133.0
SDMH RIM 138.6 INV SD 132.7
12" W (ALCO)
STREET CC (PUBLIC)
18" SD S=0.005
74
STREET J (PUBLIC)
SSMH RIM 138.4 INV 8" 130.3
SDMH RIM 138.2 INV SD 131.6
SDMH RIM 137.8 INV SD 131.2
SDMH RIM 137.9 INV SD 130.9
8" SS S=0.004
15" SD S=0.005
SSMH RIM 137.7 INV 8" 129.7
SS STUB INV 127.1
SDMH RIM 135.3 INV SD 128.7
SDMH RIM 135.0 INV SD 128.4
SDMH RIM 135.6 INV 8" 128.2
15" SD S=0.011
8" W (ALCO)
STREET EE (PUBLIC)
SSMH RIM 135.7 INV 8" 128.7
SDMH RIM 135.5 INV SD 129.0
FUTURE STREET (NOT A PART)
FUTURE STREET (NOT A PART)
8" SS S=0.005
SDMH RIM 133.7 INV SD 127.2
SSMH RIM 133.9 INV 8" 124.6
18" SD S=0.004
8" SS S=0.004
SDMH RIM 136.1 INV SD 129.4
SSMH RIM 135.5 INV 8" 128.8
8" SS S=0.009
18" SD S=0.005
73
75
SEE SHEET 42
SEE SHEET 45



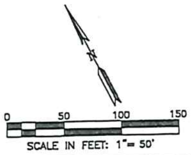
KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE ASD N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
—— - - - ——	BOUNDARY	————
- - - - - - - -	EDGE OF PAVEMENT	- - - - - - - -
—— - - ——	STORM DRAIN	—— - - ——
—— ——	SANITARY SEWER	—— ——
—— —— ——	SANITARY SEWER FORCE MAIN	
————	WATER	—— ——
—— · · · ——	DARK FIBER CONDUIT	
●	MANHOLE	○
▣	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
☒	ELECTROLIER	☐—
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	



DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

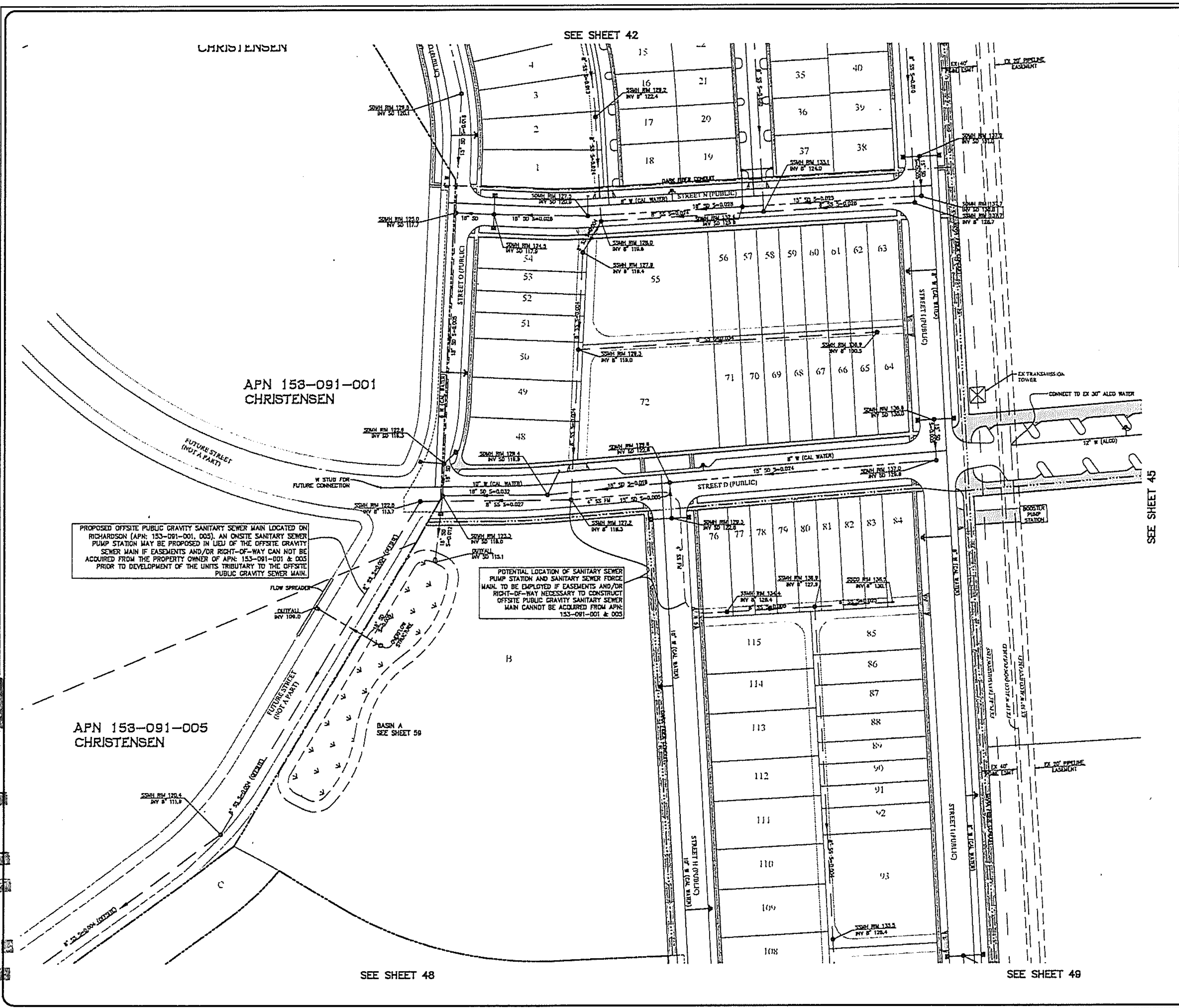
FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET
43
OF 83 SHEETS
JOB NO.
072063

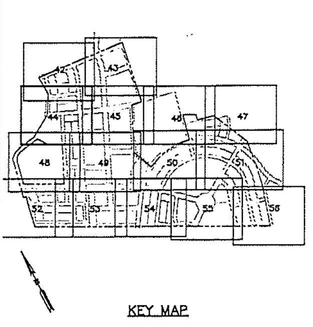
PLOT DATE: October 19, 2023

Exhibit R-11



PROPOSED OFFSITE PUBLIC GRAVITY SANITARY SEWER MAIN LOCATED ON RICHARDSON (APN: 153-091-001, 005). AN ONSITE SANITARY SEWER PUMP STATION MAY BE PROPOSED IN LIEU OF THE OFFSITE GRAVITY SEWER MAIN IF EASEMENTS AND/OR RIGHT-OF-WAY CAN NOT BE ACQUIRED FROM THE PROPERTY OWNER OF APN: 153-091-001 & 005 PRIOR TO DEVELOPMENT OF THE UNITS TRIBUTARY TO THE OFFSITE PUBLIC GRAVITY SEWER MAIN.

POTENTIAL LOCATION OF SANITARY SEWER PUMP STATION AND SANITARY SEWER FORCE MAIN. TO BE EMPLOYED IF EASEMENTS AND/OR RIGHT-OF-WAY NECESSARY TO CONSTRUCT OFFSITE PUBLIC GRAVITY SANITARY SEWER MAIN CANNOT BE ACQUIRED FROM APN: 153-091-001 & 005



KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
————	BOUNDARY	————
- - - -	EDGE OF PAVEMENT	- - - -
— — —	STORM DRAIN	— - - —
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
————	WATER	—— ——
— · · · —	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
∪	OUTFALL	
▲	FIRE HYDRANT	△
☒	ELECTROLIER	☐
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

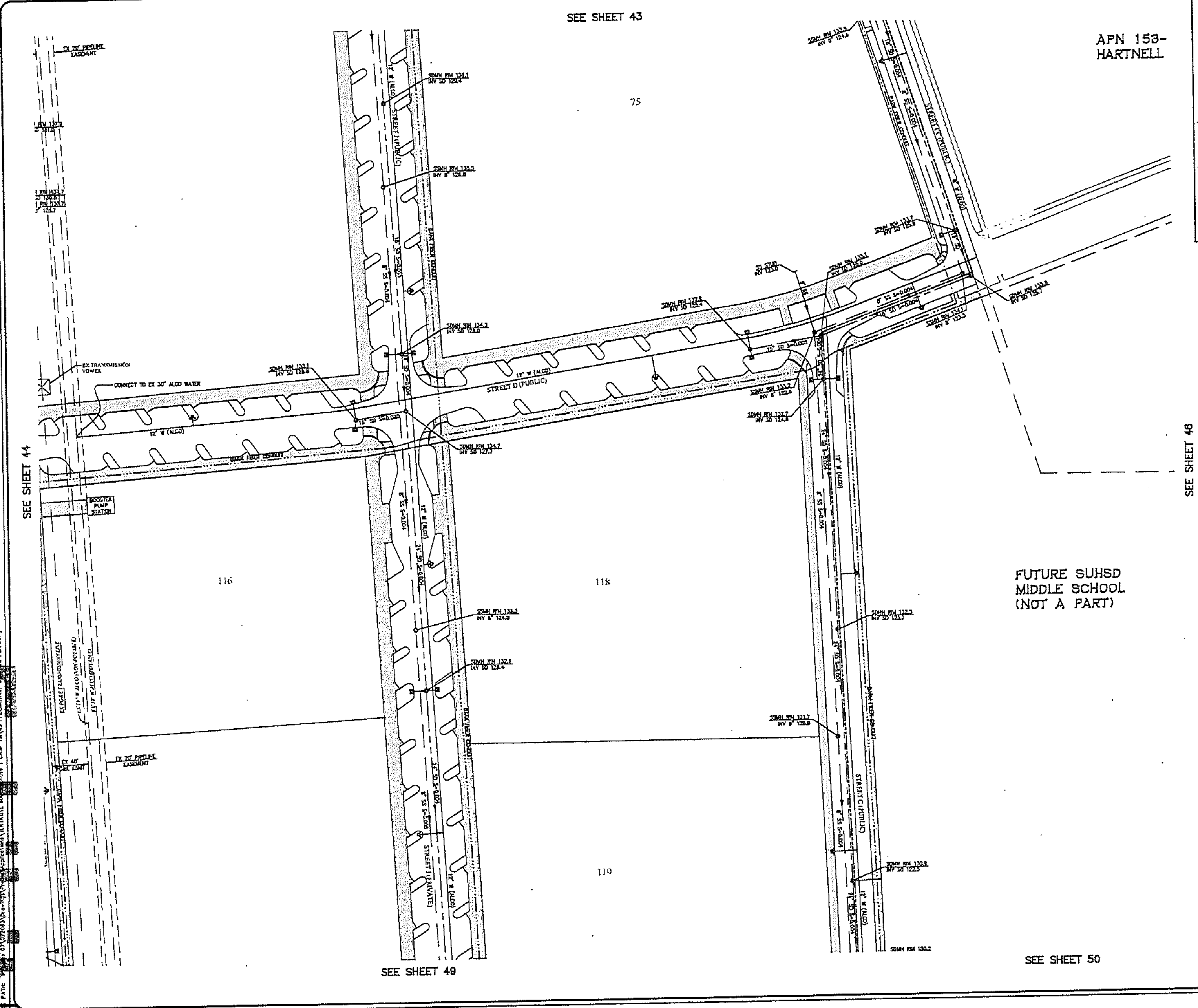
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET
44
OF 83 SHEETS
JOB NO. 072083

Exhibit S-1

SEE SHEET 43

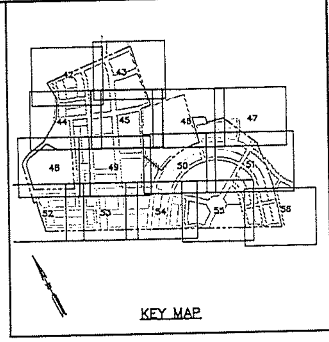


SEE SHEET 44

SEE SHEET 49

SEE SHEET 50

SEE SHEET 46



KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
— - - —	BOUNDARY	——
— — — —	EDGE OF PAVEMENT	— — — —
—— - - ——	STORM DRAIN	—— - - ——
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
——	WATER	—— ——
—— ··· ——	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
∪	OUTFALL	
▲	FIRE HYDRANT	△
⌧	ELECTROLIER	⌧—
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

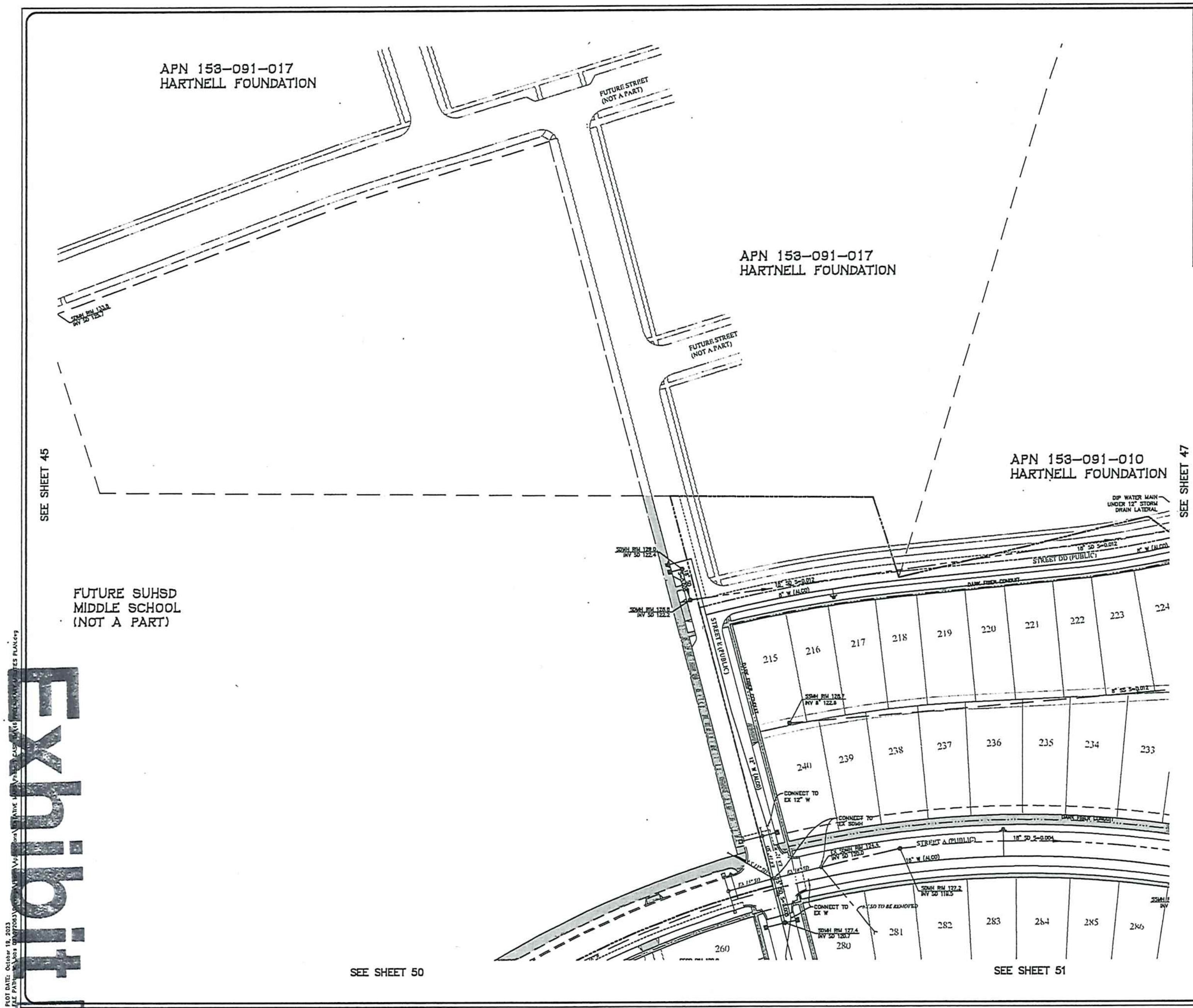
FOR: STONEBRIDGE HOMES

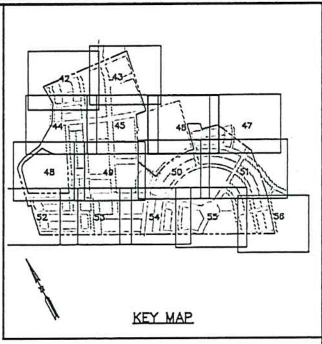
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET
45
OF 83 SHEETS
JOB NO. 072083

Exhibit T-1





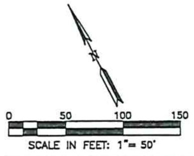
KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE ASD N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
— - - —	BOUNDARY	— - - —
- - - - - -	EDGE OF PAVEMENT	- - - - - -
— - - —	STORM DRAIN	— - - —
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
———	WATER	—— ——
—···—	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
∪	OUTFALL	
▲	FIRE HYDRANT	△
☒	ELECTROLIER	☐
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	



SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY

SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

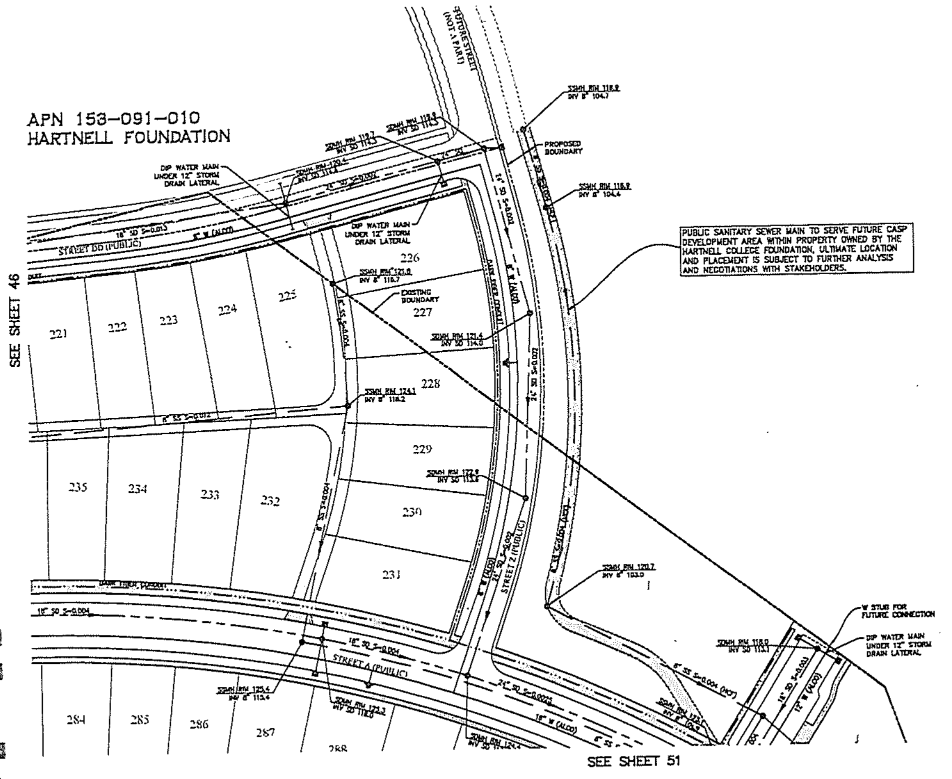
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

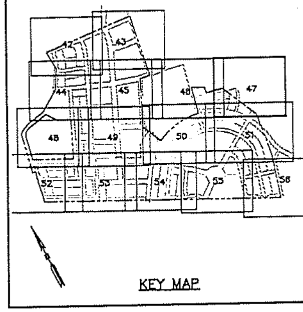
SHEET
46
OF 83 SHEETS
JOB NO. 072083

PLOT DATE: October 18, 2023

Exhibit U-1


APN 153-091-010
HARTNELL FOUNDATION
SEE SHEET 46
SEE SHEET 51
FUTURE STREET (NOT A PART)
PROPOSED BOUNDARY
EXISTING BOUNDARY
DIP WATER MAIN UNDER 12" STORM DRAIN LATERAL
W STUB FOR FUTURE CONNECTION
STREET DD (PUBLIC)
STREET Z (PUBLIC)
STREET A (PUBLIC)
SSMH RIM 118.9 INV 8" 104.7
SSMH RIM 118.9 INV 8" 104.4
SDMH RIM 119.7 INV SD 114.5
SDMH RIM 120.4 INV SD 114.8
SSMH RIM 121.8 INV 8" 116.7
SDMH RIM 121.4 INV SD 114.0
SSMH RIM 124.1 INV 8" 118.2
SDMH RIM 122.9 INV SD 113.5
SSMH RIM 120.7 INV 8" 103.0
SDMH RIM 118.0 INV SD 113.1
SDMH RIM 123.2 INV SD 118.0
18" SD S=0.013
8" W (ALCO)
24" SD S=0.002
8" SS S=0.012
8" SS S=0.004
18" SD S=0.004
24" SD S=0.0025
18" W (ALCO)
8" SS S=0.004 (HCF)
12" W (ALCO)
DARK FIBER CONDUIT
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
284
285
286
287
288

PUBLIC SANITARY SEWER MAIN TO SERVE FUTURE CASP DEVELOPMENT AREA WITHIN PROPERTY OWNED BY THE HARTNELL COLLEGE FOUNDATION. ULTIMATE LOCATION AND PLACEMENT IS SUBJECT TO FURTHER ANALYSIS AND NEGOTIATIONS WITH STAKEHOLDERS.



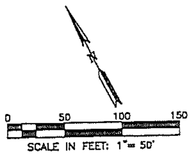
KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
——— — ———	BOUNDARY	—————
— — — — —	EDGE OF PAVEMENT	— — — — —
——— — — ———	STORM DRAIN	—— — — ——
——— ———	SANITARY SEWER	——— ———
—— —— ——	SANITARY SEWER FORCE MAIN	
—————	WATER	——— ———
——— · · · ———	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
ᑌ	OUTFALL	
▲	FIRE HYDRANT	△
⌧	ELECTROLIER	⌧—
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	



SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

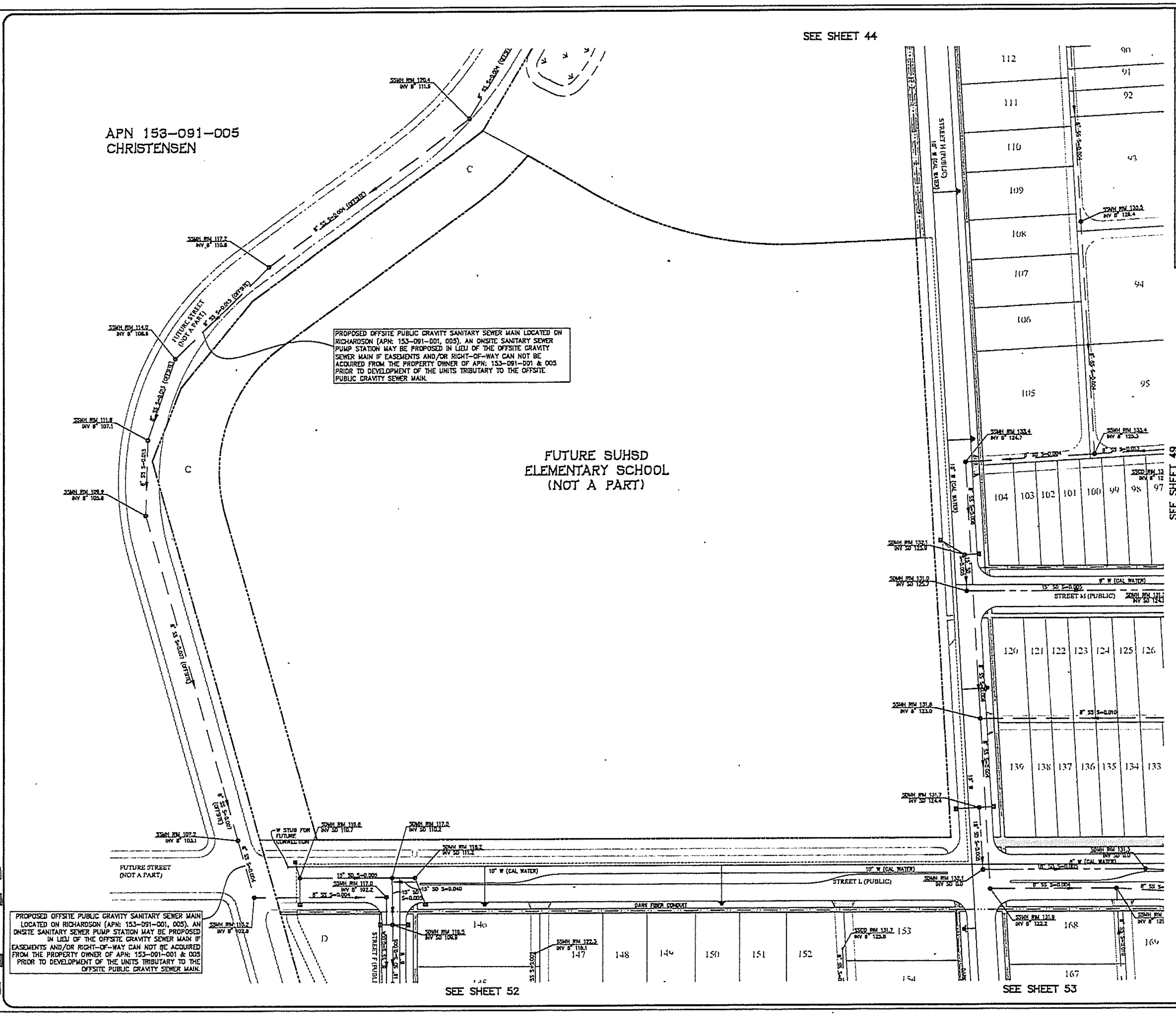
SCALE 1"=50'
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 47 OF 83 SHEETS
JOB NO. 072063

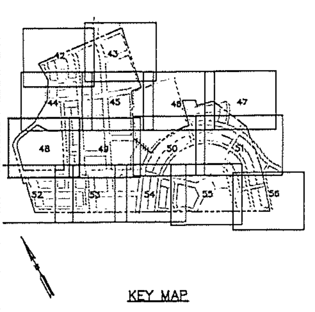
Exhibit V-1

Exhibit W-1



PROPOSED OFFSITE PUBLIC GRAVITY SANITARY SEWER MAIN LOCATED ON RICHARDSON (APN: 153-091-001, 005). AN ONSITE SANITARY SEWER PUMP STATION MAY BE PROPOSED IN LIEU OF THE OFFSITE GRAVITY SEWER MAIN IF EASEMENTS AND/OR RIGHT-OF-WAY CAN NOT BE ACQUIRED FROM THE PROPERTY OWNER OF APN: 153-091-001 & 005 PRIOR TO DEVELOPMENT OF THE UNITS TRIBUTARY TO THE OFFSITE PUBLIC GRAVITY SEWER MAIN.

PROPOSED OFFSITE PUBLIC GRAVITY SANITARY SEWER MAIN LOCATED ON RICHARDSON (APN: 153-091-001, 005). AN ONSITE SANITARY SEWER PUMP STATION MAY BE PROPOSED IN LIEU OF THE OFFSITE GRAVITY SEWER MAIN IF EASEMENTS AND/OR RIGHT-OF-WAY CAN NOT BE ACQUIRED FROM THE PROPERTY OWNER OF APN: 153-001-001 & 005 PRIOR TO DEVELOPMENT OF THE UNITS TRIBUTARY TO THE OFFSITE PUBLIC GRAVITY SEWER MAIN.



KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
——— - - ———	BOUNDARY	——— - - ———
- - - - - - -	EDGE OF PAVEMENT	- - - - - - -
—— — — ——	STORM DRAIN	—— - — ——
——— ———	SANITARY SEWER	——— ———
—— —— ——	SANITARY SEWER FORCE MAIN	
—————	WATER	——— ———
——— · · · ———	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
⌘	ELECTROLIER	⌑
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

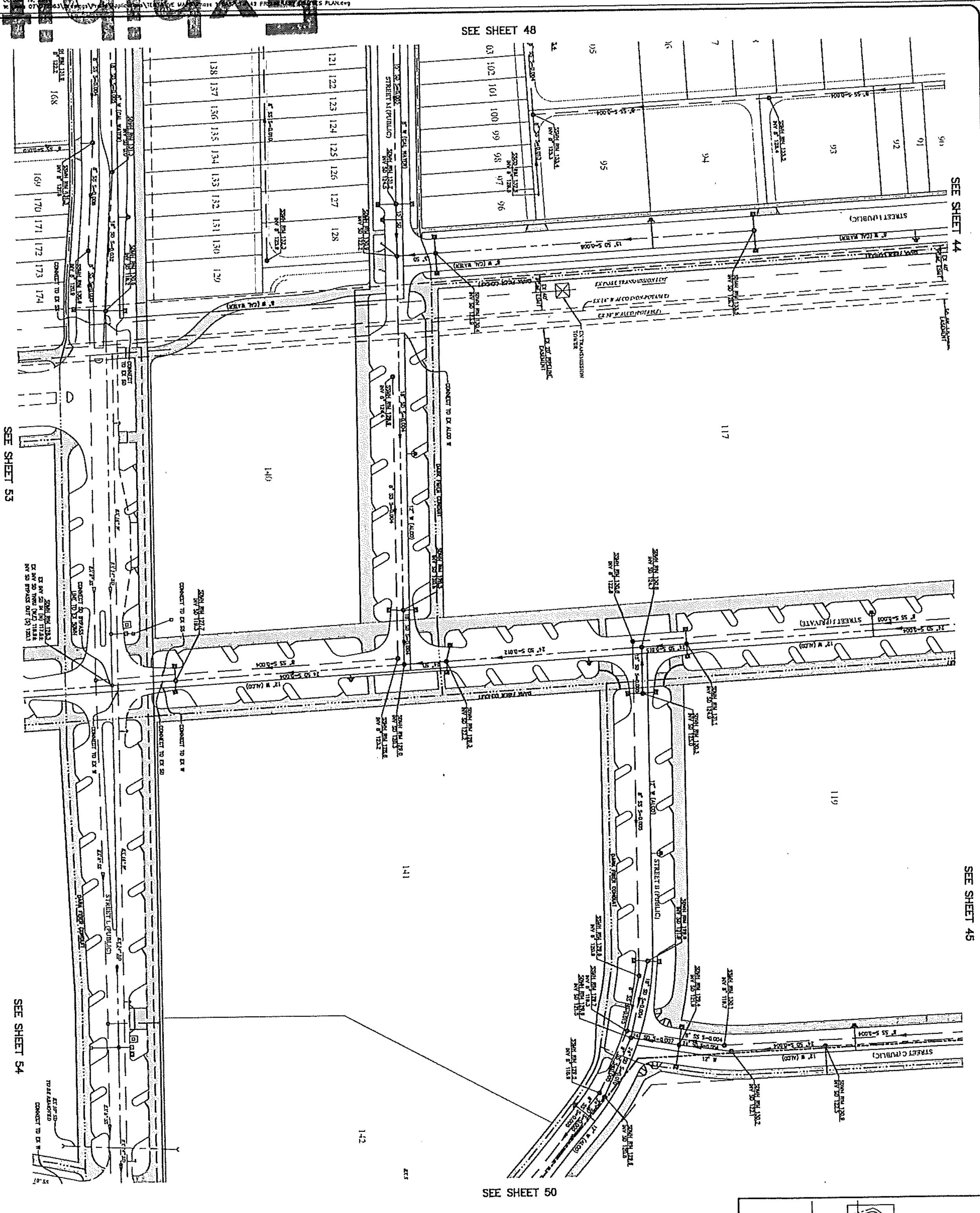
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET
48
OF 83 SHEETS
JOB NO. 072063

Exhibit X-1



UTILITY NOTES

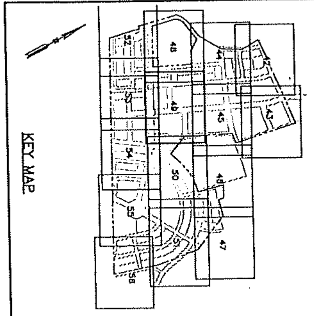
1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THE PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	BOUNDARY	
	EDGE OF PAVEMENT	
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCE MAIN	
	WATER	
	DARK FIBER CONDUIT	
	MANHOLE	○
	INLET	□
	OUTFALL	
	FIRE HYDRANT	
	ELECTROLIER	
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1" = 50'

KEY MAP



DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

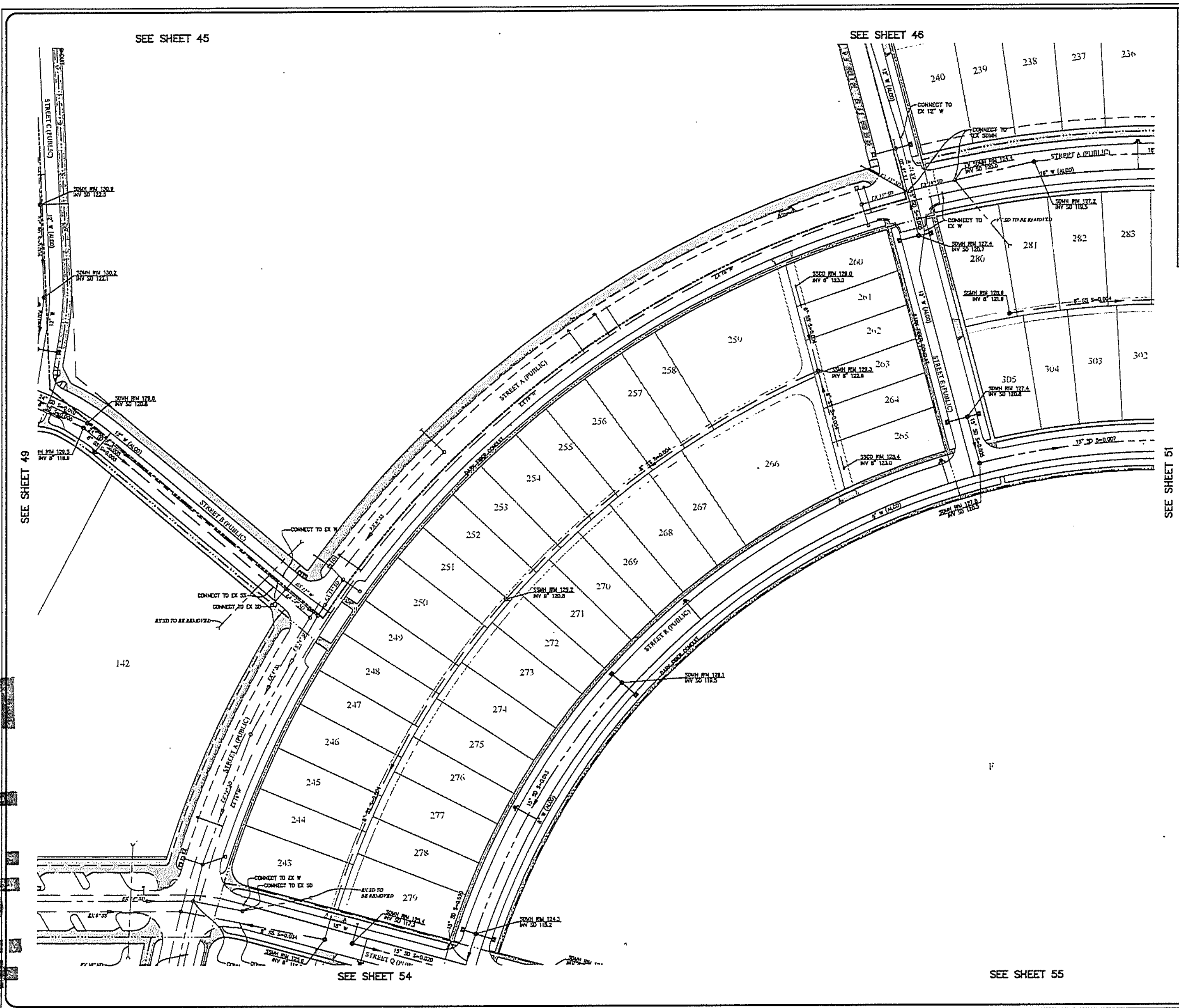
SCALE 1"=50'
DATE OCT 2023

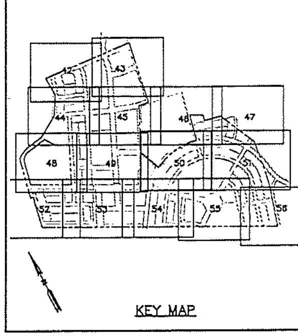
TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 49 OF 83 SHEETS
JOB NO. 072063





KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
———	BOUNDARY	———
- - - -	EDGE OF PAVEMENT	- - - -
— - - —	STORM DRAIN	— - - —
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
———	WATER	—— ——
—··· —	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
✖	ELECTROLIER	☒
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

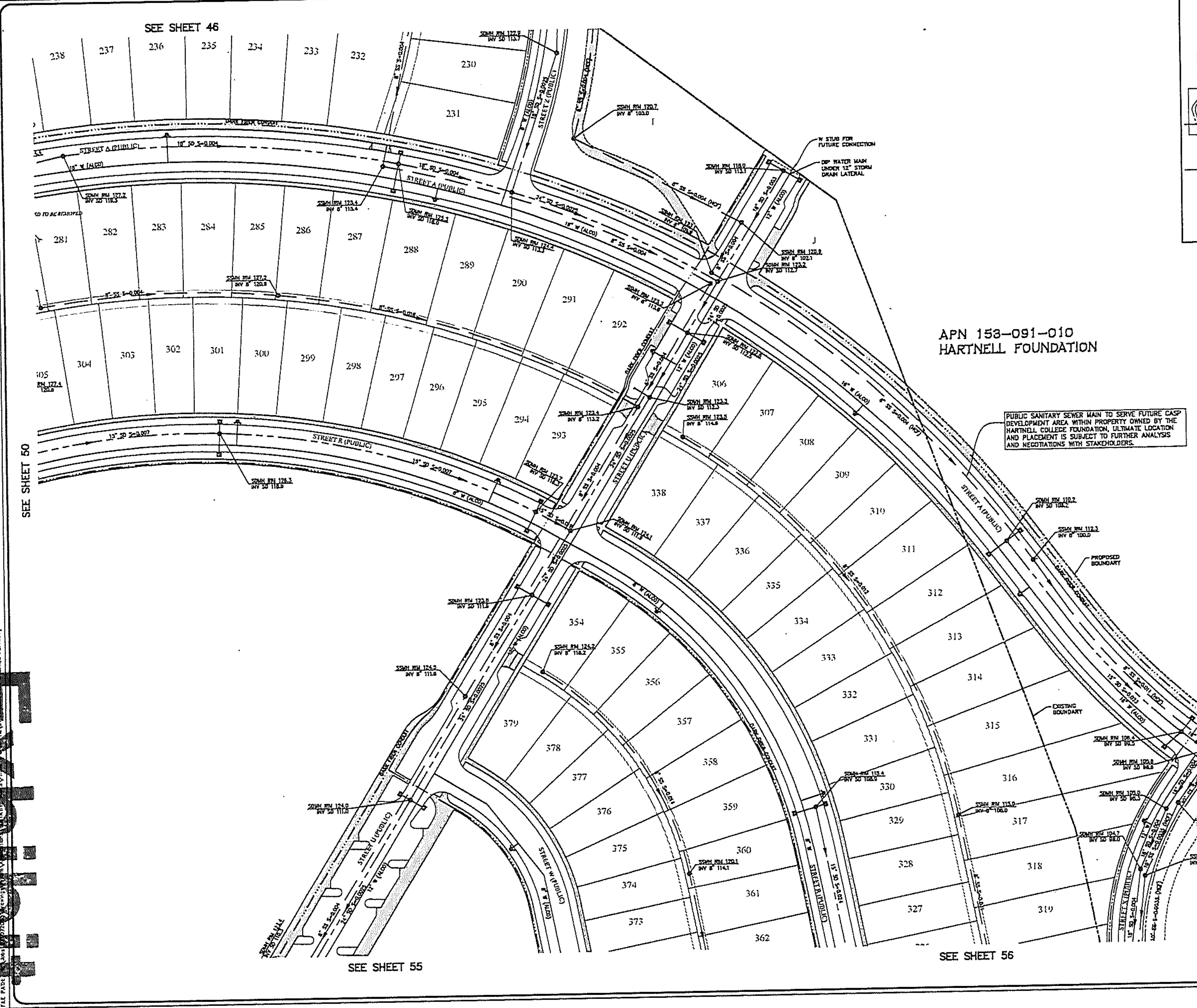
TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

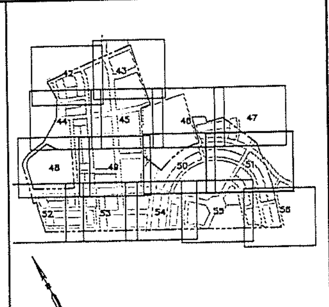
SCALE 1"=50'
DATE OCT 2023

SHEET
50
OF 83 SHEETS
JOB NO. 072063

Exhibit 4-1



PUBLIC SANITARY SEWER MAIN TO SERVE FUTURE CASP DEVELOPMENT AREA WITHIN PROPERTY OWNED BY THE HARTNELL COLLEGE FOUNDATION, ULTIMATE LOCATION AND PLACEMENT IS SUBJECT TO FURTHER ANALYSIS AND NEGOTIATIONS WITH STAKEHOLDERS.



KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	BOUNDARY	
	EDGE OF PAVEMENT	
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCE MAIN	
	WATER	
	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
☒	ELECTROLIER	☐
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8050 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-0300 FAX (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

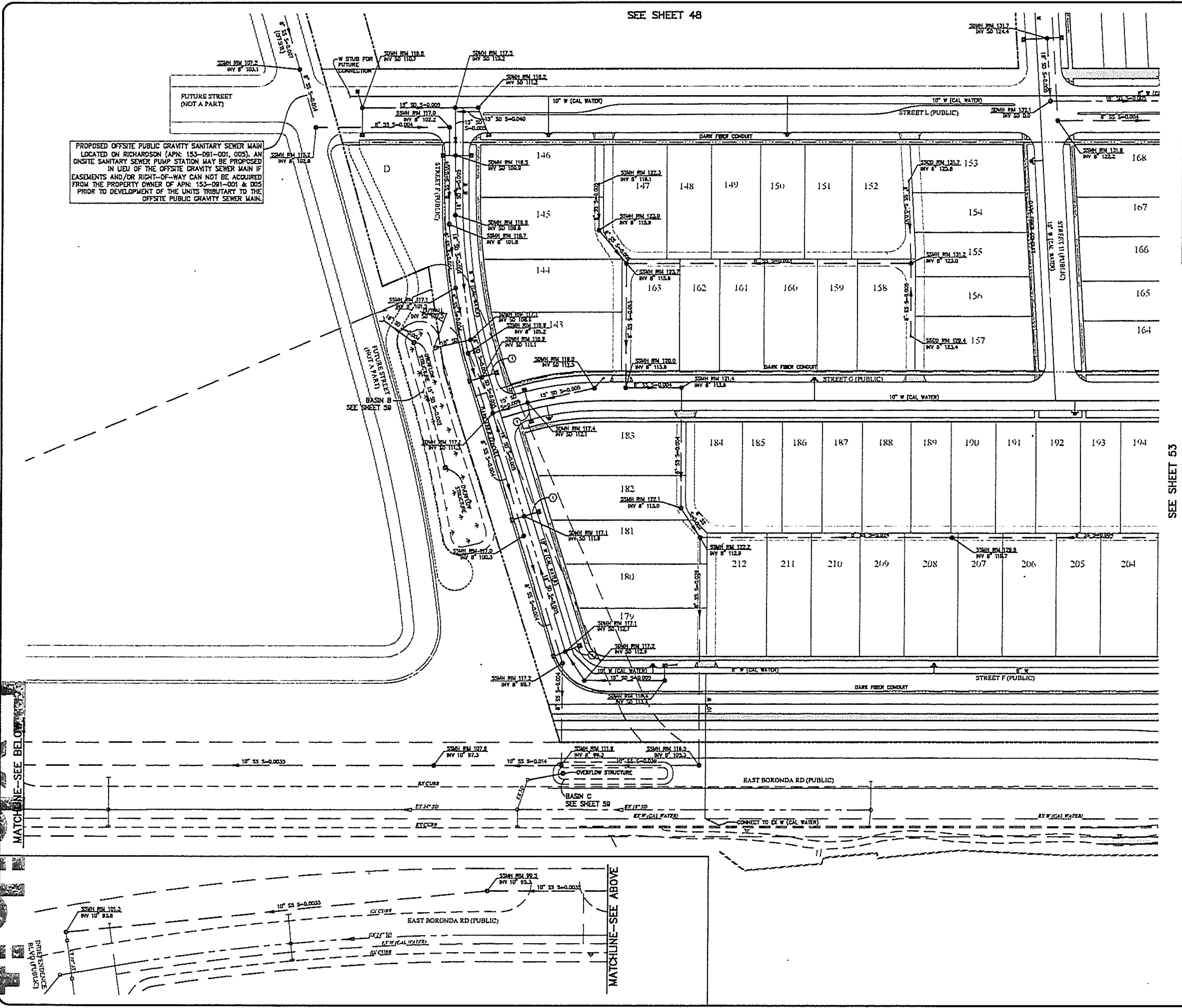
SCALE	DATE
1"=50'	OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

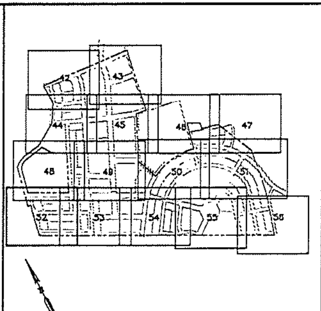
SHEET
51
OF 83 SHEETS
JOB NO. 072083

Exhibit Z-1

Exhibit A-2



PROPOSED OFFSITE PUBLIC GRAVITY SANITARY SEWER MAIN LOCATED ON RICHARDSON (APN: 153–091–001, 005). AN ONSITE SANITARY SEWER PUMP STATION MAY BE PROPOSED IN LIEU OF THE OFFSITE GRAVITY SEWER MAIN IF EASEMENTS AND/OR RIGHT–OF–WAY CAN NOT BE ACQUIRED FROM THE PROPERTY OWNER OF APN: 153–091–001 & 005 PRIOR TO DEVELOPMENT OF THE UNITS TRIBUTARY TO THE OFFSITE PUBLIC GRAVITY SEWER MAIN.



KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
———	BOUNDARY	———
– – – –	EDGE OF PAVEMENT	– – – –
— – – —	STORM DRAIN	— – – —
—— ——	SANITARY SEWER	—— ——
— — —	SANITARY SEWER FORCE MAIN	
———	WATER	—— ——
—···—	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
✖	ELECTROLIER	☒
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

GENERAL NOTES:

① WATER TO DIP UNDER STORM DRAIN WHERE NECESSARY, WITH 1' VERTICAL CLEARANCE AND NO JOINTS WITHIN 10' OF CROSSING

0 50 100 150
SCALE IN FEET: 1" = 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

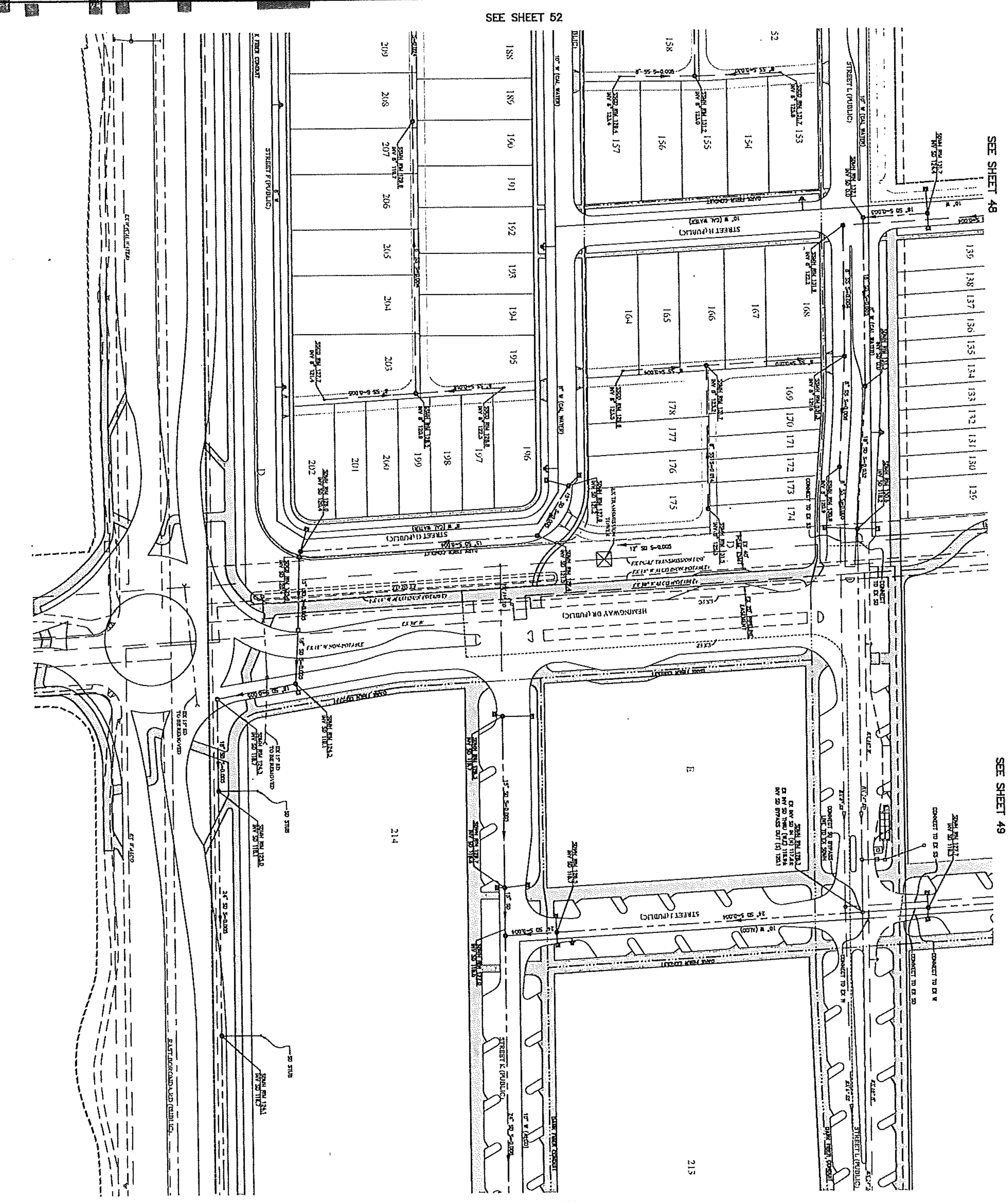
TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'
DATE OCT 2023

SHEET 52 OF 83 SHEETS
JOB NO. 072063

Exhibit B-2



UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

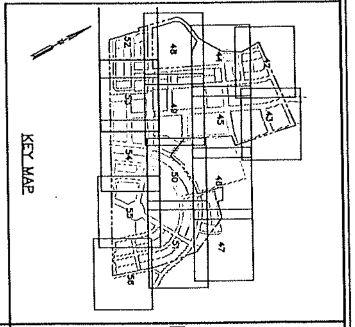
UTILITY LEGEND & ABBREVIATIONS

PROPOSED — EXISTING

BOUNDARY
EDGE OF PAVEMENT
STORM DRAIN
SANITARY SEWER
SANITARY SEWER FORCE MAIN
WATER
DARK FIBER CONDUIT
MANHOLE
INLET
OUTFALL
FIRE HYDRANT
ELECTROLIER

HCF	HARTNELL COLLEGE FOUNDATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
S	SLOPE
INV	INVERT ELEVATION
W	WATER

0 50 100 150
SCALE IN FEET: 1" = 50'



KEY MAP

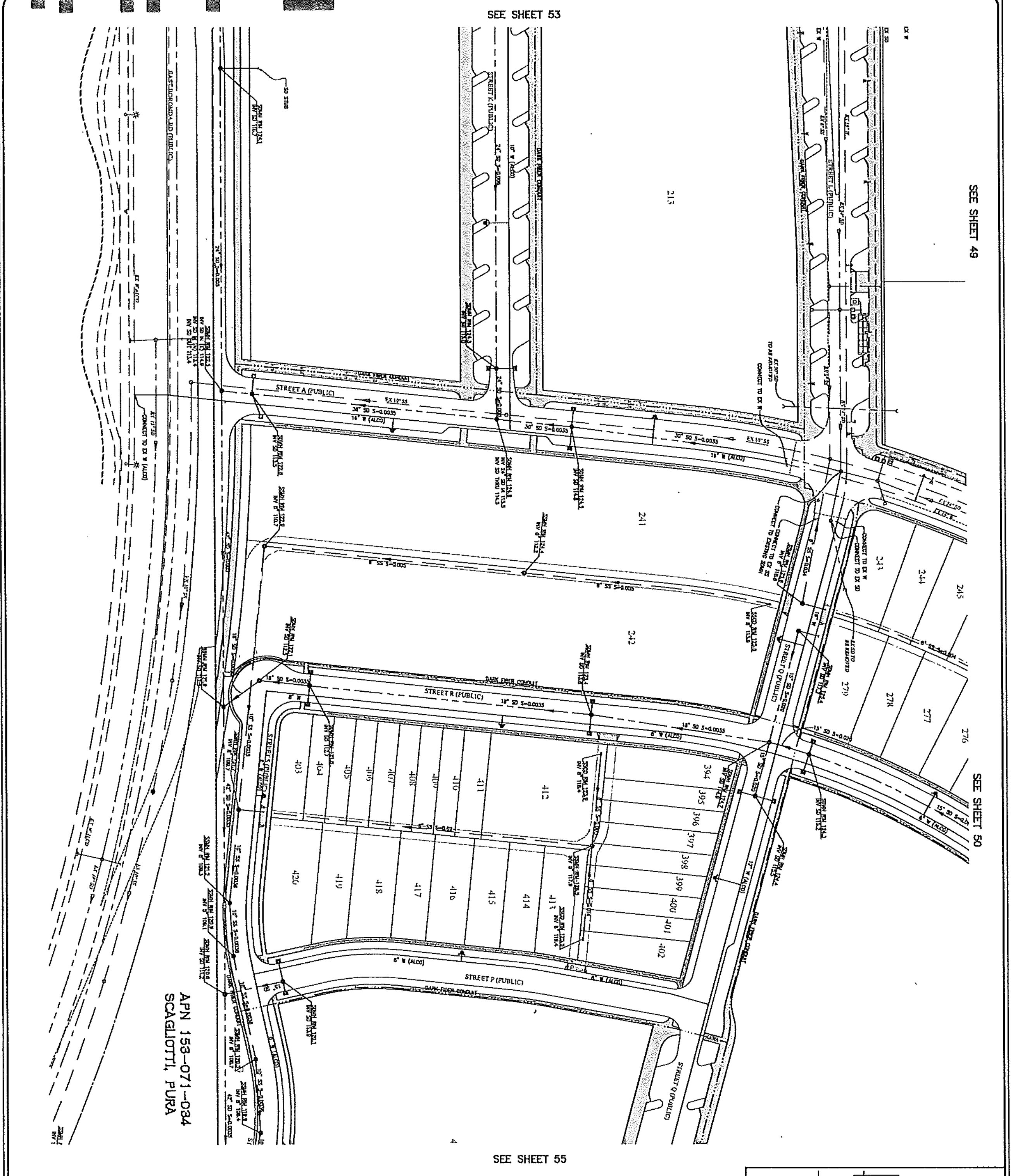
SHEET	DATE	MK	SHEET REVISIONS	BY	CK	SCALE
53 OF 83 SHEETS JOB NO. 072083			5TH SUBMITTAL OCTOBER 2023			1"=50' DATE OCT 2023

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Exhibit C-2

PLOT DATE: [illegible] 2023
FILE PATH: [illegible]\54 PRELIMINARY UTILITIES PLAN.dwg

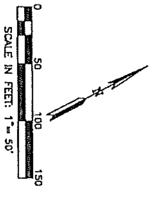


UTILITY NOTES

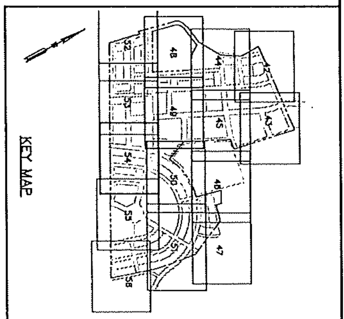
1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	BOUNDARY	
	EDGE OF PAVEMENT	
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCE MAIN	
	WATER	
	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
	OUTFALL	
	FIRE HYDRANT	
	ELECTROLIER	
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	



SCALE IN FEET: 1"= 50'



KEY MAP

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE
1"=50'

DATE
OCT 2023

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

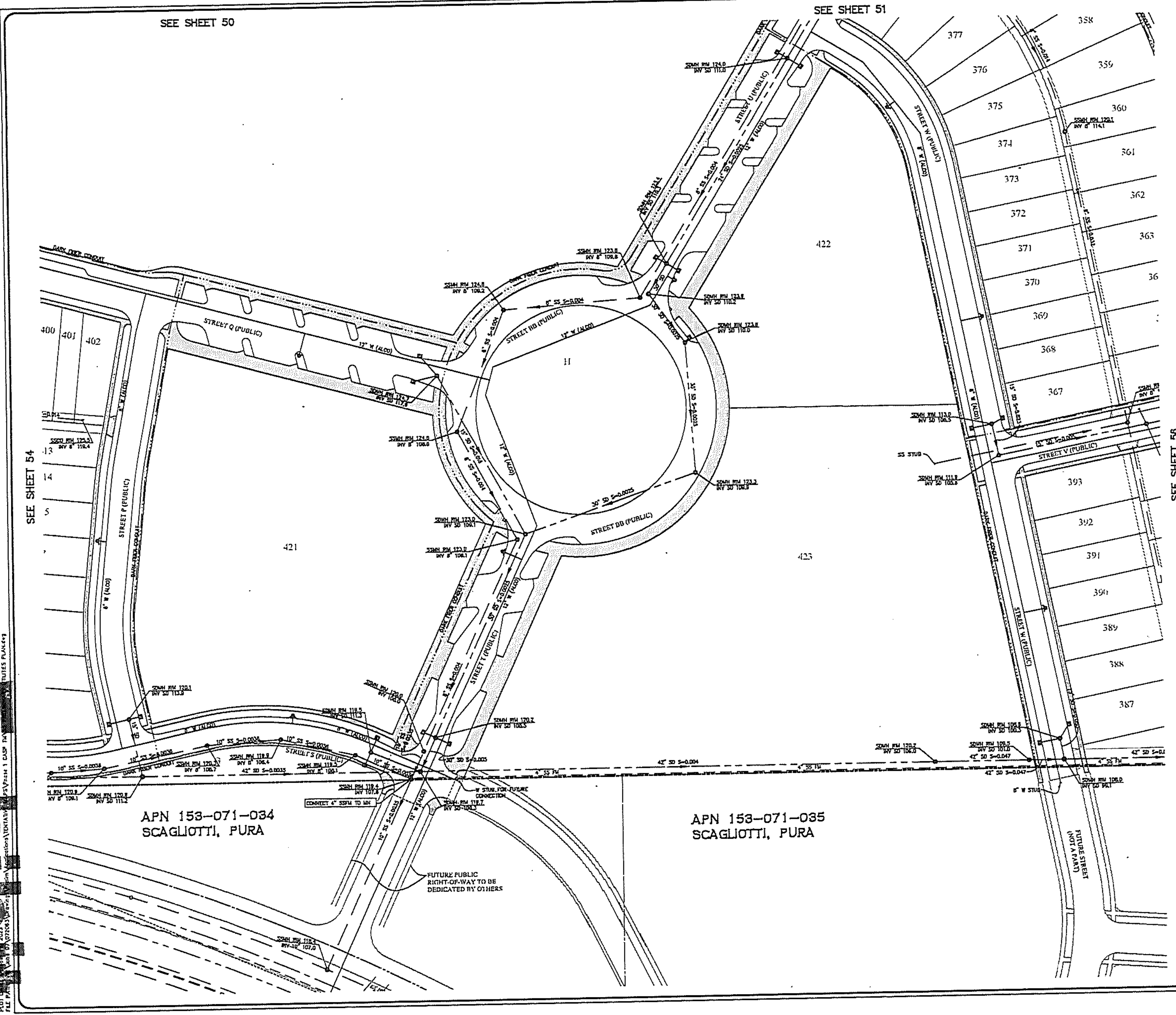
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

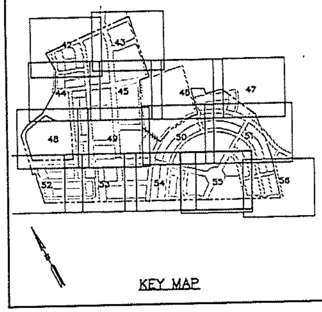
SHEET
54
OF 83 SHEETS
JOB NO. 072003

Exhibit D-2

SEE SHEET 50

SEE SHEET 51





KEY MAP

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
——·——	BOUNDARY	————
– – – –	EDGE OF PAVEMENT	– – – –
—— – – ——	STORM DRAIN	—— – – ——
—— ——	SANITARY SEWER	—— ——
—— —— ——	SANITARY SEWER FORCE MAIN	
————	WATER	—— ——
——···——	DARK FIBER CONDUIT	
●	MANHOLE	○
■	INLET	□
⊔	OUTFALL	
▲	FIRE HYDRANT	△
⌧	ELECTROLIER	⌑
HCF	HARTNELL COLLEGE FOUNDATION	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSFM	SANITARY SEWER FORCE MAIN	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	

0 50 100 150

SCALE IN FEET: 1" = 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=50'

DATE OCT 2023

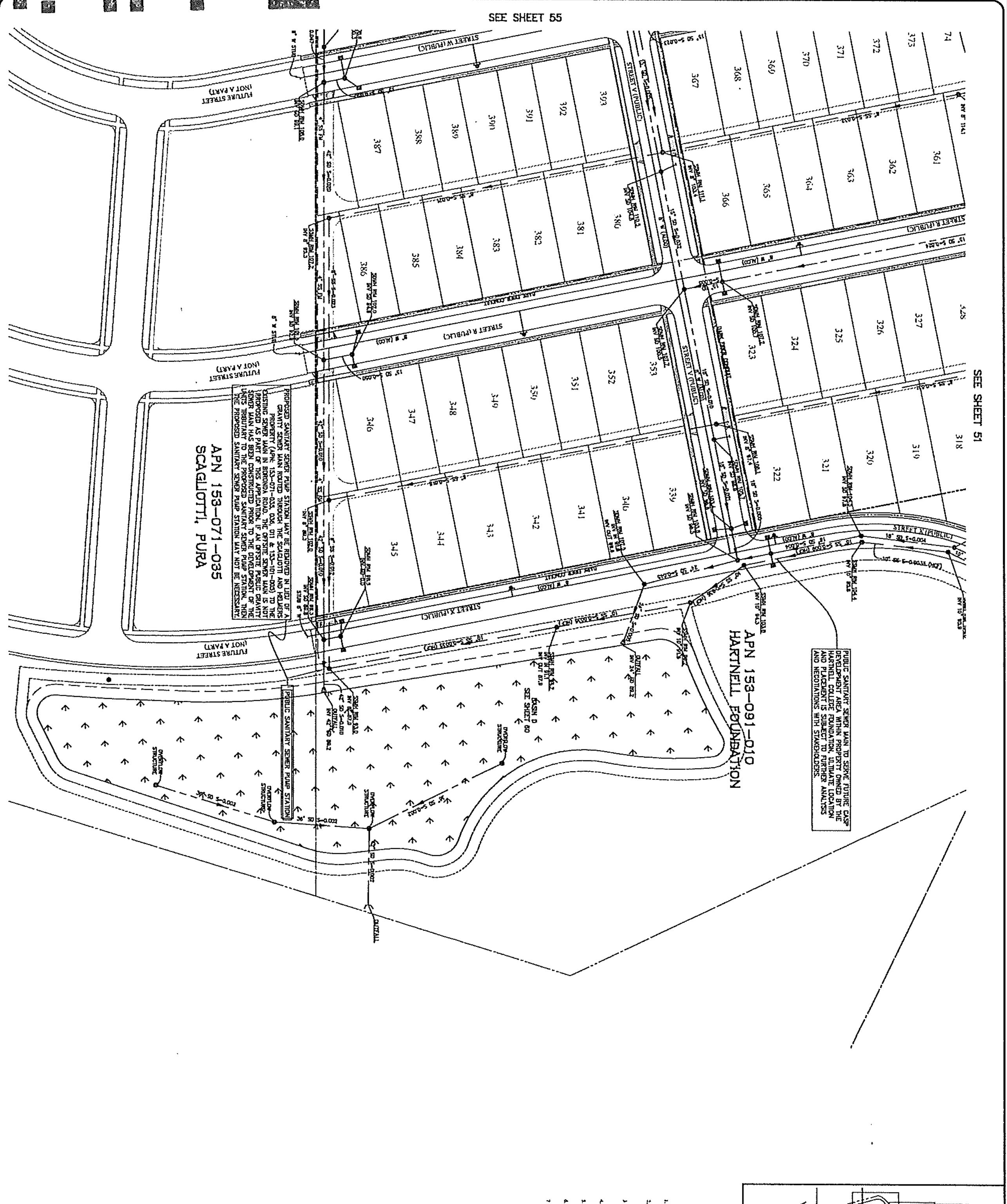
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET
55
OF 63 SHEETS

JOB NO.
072083

Exhibit E-2

SEE SHEET 55



PUBLIC SANITARY SEWER MAIN TO SERVE FUTURE CASP DEVELOPMENT AREA WITHIN PROPERTY OWNED BY THE HARTNELL COLLEGE FOUNDATION. ULTIMATE LOCATION AND PLACEMENT IS SUBJECT TO FURTHER ANALYSIS AND NEGOTIATIONS WITH STAKEHOLDERS.

PROPOSED SANITARY SEWER PUMP STATION MAY BE REMOVED IN LIEU OF A GRAVITY SEWER MAIN ROUTED THROUGH THE SCAGLIOTTI AND HELWERS PROPERTY (APN: 153-071-033, 036, 011 & 153-101-005) TO THE EXISTING SEWER MAIN IN BORONDA ROAD. THE OFFSITE SEWER MAIN IS NOT PROPOSED AS PART OF THIS APPLICATION. IF AN OFFSITE PUBLIC GRAVITY SEWER MAIN HAS BEEN CONSTRUCTED PRIOR TO THE DEVELOPMENT OF THE UNITS TRIBUTARY TO THE PROPOSED SANITARY SEWER PUMP STATION, THEN THE PROPOSED SANITARY SEWER PUMP STATION MAY NOT BE NECESSARY.

UTILITY NOTES

1. ALL PIPE SIZES, SLOPES, AND ELEVATIONS SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT DURING FINAL DESIGN
2. ALL PROPOSED WATER MAINS WEST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
3. ALL PROPOSED WATER MAINS EAST OF THE EXISTING PG&E TRANSMISSION LINE ARE PUBLIC AND SHALL OWNED AND MAINTAINED BY THE ALISAL WATER CORPORATION (ALCO)
4. ALL SANITARY SEWER MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
5. ALL STORM DRAIN MAINS SHOWN ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALINAS
6. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS
7. STORM DRAIN SIZES REFLECT THE USE OF HDPE AND N-12 PER CITY OF SALINAS STANDARDS

UTILITY LEGEND & ABBREVIATIONS

PROPOSED / EXISTING

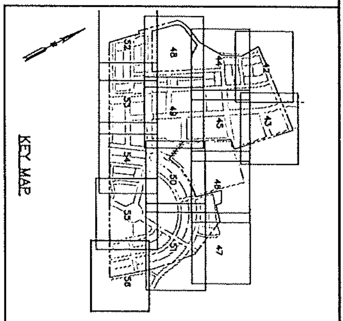
- BOUNDARY
- EDGE OF PAVEMENT
- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- WATER
- DARK FIBER CONDUIT
- ● MANHOLE ○
- ■ INLET □
- OUTFALL
- FIRE HYDRANT
- ELECTROLIER

HCF	HARTNELL COLLEGE FOUNDATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
S	SLOPE
INV	INVERT ELEVATION
W	WATER

0 50 100 150

SCALE IN FEET: 1"= 50'

KEY MAP



TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

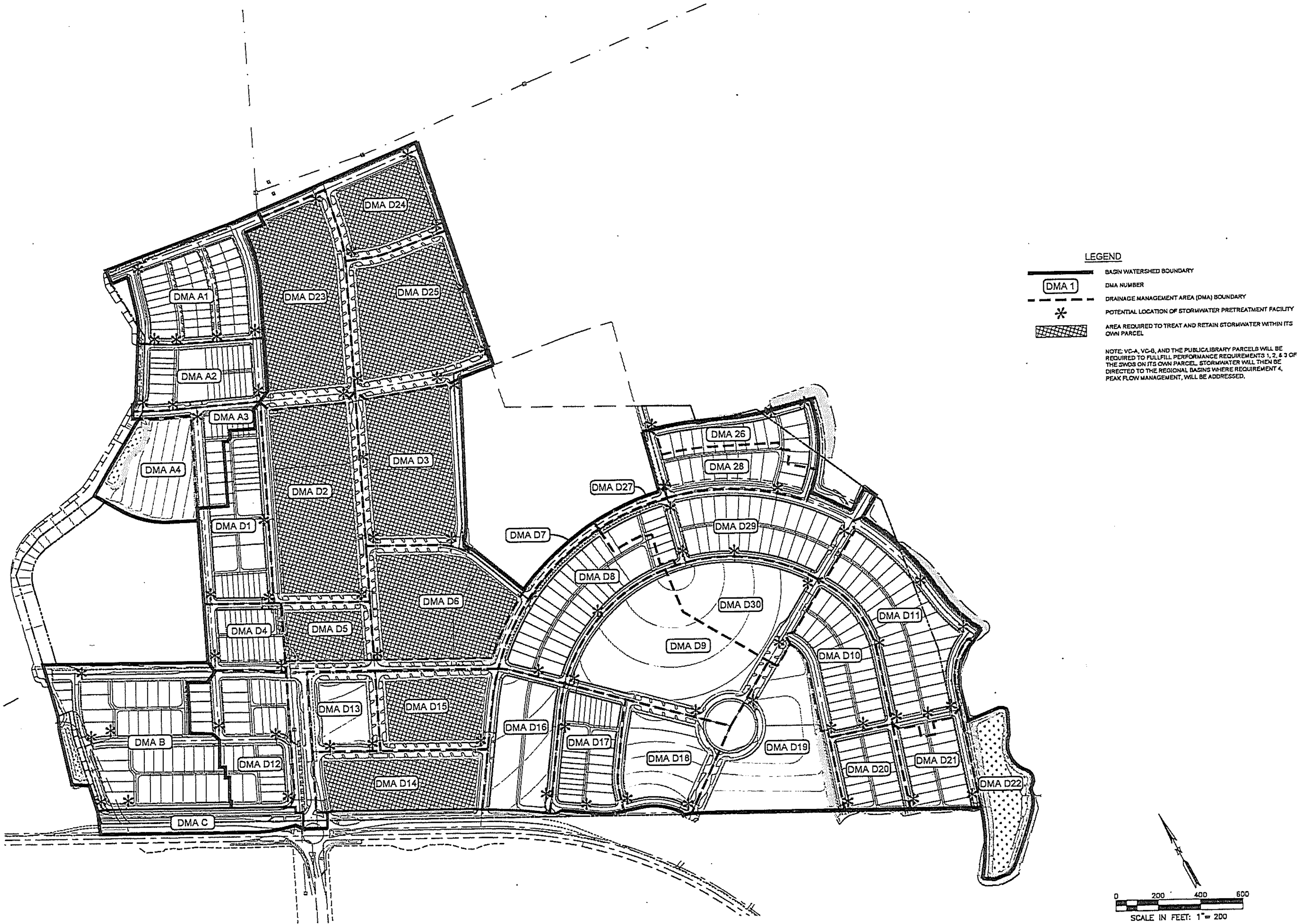
DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE 1"=50'

DATE OCT 2023

SHEET 56 OF 83 SHEETS

JOB NO. 072083



LEGEND

▬	BASIN WATERSHED BOUNDARY
DMA 1	DMA NUMBER
– – –	DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
*	POTENTIAL LOCATION OF STORMWATER PRETREATMENT FACILITY
▨	AREA REQUIRED TO TREAT AND RETAIN STORMWATER WITHIN ITS OWN PARCEL

NOTE: VC-A, VC-B, AND THE PUBLIC/LIBRARY PARCELS WILL BE REQUIRED TO FULLFILL PERFORMANCE REQUIREMENTS 1, 2, & 3 OF THE SWDS ON ITS OWN PARCEL. STORMWATER WILL THEN BE DIRECTED TO THE REGIONAL BASINS WHERE REQUIREMENT 4, PEAK FLOW MANAGEMENT, WILL BE ADDRESSED.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
STORMWATER CONTROL PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE 1"=200'
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 57 OF 83 SHEETS
JOB NO. 072083

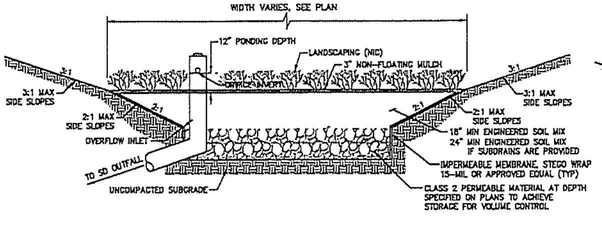
Exhibit F-2

STORMWATER CONTROL PLAN NOTES:

1. PER THE THRESHOLD DETERMINATION SPREADSHEET, THE PROJECT WILL BE SUBJECT TO REQUIREMENT 1, REQUIREMENT 2, REQUIREMENT 3, & REQUIREMENT 4.
2. THE CENTRAL AREA SPECIFIC PLAN IDENTIFIES STORMWATER BASINS LOCATED ADJACENT TO GABILAN, AND NATIVIDAD CREEK IN ORDER TO TAKE ADVANTAGE OF HIGHER INFILTRATION RATES. THEREFORE, THE PROJECT PROPOSES THREE (3) STORMWATER BASINS AS THE PRIMARY STORMWATER CONTROL FACILITIES INTENDED TO MEET REQUIREMENTS 2, 3, & 4 OF THE SWDS. THE BASIN ON THE EASTERLY SIDE OF THE PROJECT AREA IS LOCATED IN ITS ULTIMATE LOCATION ADJACENT TO NATIVIDAD CREEK. TWO (2) BASINS ON THE WESTERLY SIDE OF THE PROJECT AREA ARE LOCATED IN THE GABALIN CREEK WATERSHED. THE BASINS LOCATED IN THE GABILAN CREEK WATERSHED ARE IN THEIR ULTIMATE LOCATION, HOWEVER THEIR OUTFLOW STRUCTURES WILL NEED TO CONNECT TO FUTURE STORM DRAIN IMPROVEMENTS UPON FURTHER DEVELOPMENT OF THE SPECIFIC PLAN AREA
3. STORMWATER BASINS WERE SIZED USING HYDRAULIC ROUTING EMBEDDED IN THE *CIVILSTORM* SOFTWATER BY BENTLEY SYSTEMS INCORPORATED IN CONJUNCTION WITH THE SCS CURVE NUMBER METHOD. REQUIREMENT 3 WAS MET USING USING THE "SIMPLE METHOD" DESCRIBED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) RESOLUTION R3-2013-0032. REQUIREMENT 4 WAS MET USING USING *CIVILSTORM* AND THE SCS CURVE NUMBER METHOD OUTPUT FOR 2-YEAR THROUGH 100-YEAR STORM EVENTS. REFER TO SHEETS 59 & 60 FOR MORE INFORMATION ON BASIN SIZING AND *CIVILSTORM* SIZING RESULTS.
4. PRETREATMENT CAN BE PROVIDED IN THE FORM OF PRECAST OR CAST-IN-PLACE PLANTER BOXES WITH MEDIA INFILTRATION RATES UP TO 150 IN/HR. WHERE SITE CONDITIONS ALLOW, THE PRETREATMENT FACILITIES MAY HAVE OPEN BOTTOMS, WHICH WOULD ALLOW FOR INFILTRATION INTO NATIVE SOILS AND PROVIDE DISTRIBUTED INFILTRATION ACROSS THE SITE. REFER TO SHEET 57 FOR POTENTIAL LOCATIONS OF PRETREATMENT FACILITIES. TYPICAL DETAILS OF PRETREATMENT CONFIGURATIONS CAN BE FOUND ON THIS SHEET.
5. SEE SHEET 6 FOR LAND USE PLAN.

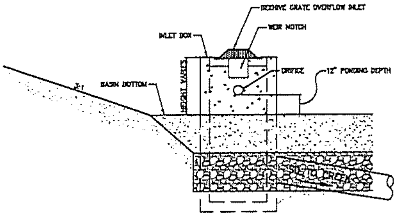
GENERAL NOTES:

1. THE PROJECT IS LOCATED IN THE CITY OF SALINAS, CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE RESOLUTION NO. R3-2019-0073 "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR CITY OF SALINAS MUNICIPAL STORMWATER DISCHARGES" DATED OCTOBER 1, 2019 AND RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION", DATED JULY 12, 2013
2. STORMWATER FACILITIES WERE DESIGNED PER THE CITY OF SALINAS STORMWATER DEVELOPMENT STANDARDS (SWDS) FOR NEW AND REDEVELOPMENT PROJECTS, DATED OCTOBER 2019.
3. THIS PRELIMINARY STORM WATER CONTROL PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF SALINAS AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE TENTATIVE MAP APPROVAL.


WIDTH VARIES, SEE PLAN
12" PONDING DEPTH
LANDSCAPING (NIC)
3" NON-FLOATING MULCH
ORIFICE INVERT
3:1
3:1 MAX SIDE SLOPES
2:1
2:1 MAX SIDE SLOPES
OVERFLOW INLET
TO SD OUTFALL
UNCOMPACTED SUBGRADE
3:1 MAX SIDE SLOPES
2:1 MAX SIDE SLOPES
18" MIN ENGINEERED SOIL MIX
24" MIN ENGINEERED SOIL MIX IF SUBDRAINS ARE PROVIDED
IMPERMEABLE MEMBRANE, STEGO WRAP 15-MIL OR APPROVED EQUAL (TYP)
CLASS 2 PERMEABLE MATERIAL AT DEPTH SPECIFIED ON PLANS TO ACHIEVE STORAGE FOR VOLUME CONTROL

TYPICAL BIORETENTION BASIN DETAIL

NO SCALE



TYPICAL BASIN OUTLET STRUCTURE

NO SCALE

PRELIMINARY STORMWATER TABLE

Project Name: CASP Phase 1 TM
Project Location: Salinas, CA
Date: June 2023

Project Information

Area = 8,320,632 ft² *Total project area*
Existing Impervious Area = 142,950 ft²
2% *Existing Percent impervious area*

Ex Imperv Area To Remain = 142,950 ft² *Total existing impervious surface to remain*
Replaced Imperv Area = 0 ft² *Total existing impervious surface to be replaced as part of project*
New Imperv Area = 5,154,110 ft² *Total new impervious surface to be installed as part of project*
Total Impervious Area = 5,297,060 ft² *Total project impervious area*
64% *Percent impervious area*

Water Management Zone = 1

Performance Requirements

No. 1 = Reduce impervious coverage and implement source control measures
No. 2 = Implement site design and low impact development strategies
No. 3 = Provide water quality treatment for 85% storm event
No. 4 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 5 = Reduce peak flows to pre-project levels for 2-yr through 100-yr storm events

Rainfall Design Information

MAP = 16.0 in *Mean Annual Precipitation*
P_{85} = 0.80 in *85th% 24-hr rainfall depth*
P_{95} = 1.20 in *95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG = C/D *NRCS Hydrologic Soil Group Classification*

THRESHOLD DETERMINATION SPREADSHEET

Project Name: Central Area Specific Plan
Street address: Boronda Road and Hemingway Drive
APN: N/A Project Type: Mixed-use
Project Site Area: 8,486,695 ft²
Pre-Project Impervious Area: 142,950 ft² Unchanging Impervious Area: - ft²
Post-Project Impervious Area: 5,334,721 ft² Unchanging Pervious Area: - ft²

Impervious Area

	New	Replaced
Building Footprint:	ft²	ft²
Parking:	ft²	ft²
Driveways:	ft²	ft²
Patios:	ft²	ft²
Sidewalks:	ft²	ft²
All or Other:	5,191,771 ft²	142,950 ft²
Total:	5,191,771 ft²	142,950 ft²
Total New and Replaced Impervious Area:		5,334,721 ft²

New impervious area is impervious area placed on existing pervious area and replaced impervious area is where existing impervious area is modified.

Pervious Area

	New	Replaced
Turf:	ft²	ft²
Landscaping:	ft²	ft²
Parking:	ft²	ft²
Driveways:	ft²	ft²
Patios:	ft²	ft²
Sidewalks:	ft²	ft²
All or Other, except Turf:	ft²	3,151,974 ft²
Total:	-	3,151,974 ft²
Total New and Replaced Pervious Area:		3,151,974 ft²

New pervious area is pervious area placed on existing impervious area and replaced pervious area is where existing pervious area is modified.

Conclusion

Is the project in an Urban Sustainability Area? No
Is there existing detention on the site? No

Applicable Requirement: 1, 2, 3 & 4
Impervious Area for Treatment Design: 5,334,721.15 ft²
Impervious Area for Runoff Reduction: 5,263,246.15 ft²
Impervious Area for Peak Management: 5,191,771.15 ft²
Area check, set F11+E24+C37-C11=0: -
Area check, set C9-C11-E37-C24≥0: -
Area check, set C9-C13-E39≥0: -
Land disturbance estimate: 8,486,695 ft²

95% RAINFALL DEPTH RUNOFF RETENTION VOLUME & POTENTIAL PRETREATMENT

		Impervious Surface (SF)				Pervious Surface (SF)			Runoff Retention Volume Calculation			SCM Description & Area		
DMA	Total Area (SF)	Public Street/ Parking/ Hardscape	Lot Impervious Area (Roof, Dwy, etc.)	Existing Impervious Area	Total	Landscape/ Grass	SCM AREA	Total	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft³)	Pretreatment SCM	Pretreatment Bioretention Area A_{bio} (SF)	Stormwater Retention Facility
A1	305,151	91,418	114,566		205,984	98,902	265	99,167	68%	0.47	14,371	Biofiltration	265	BASIN A
A2	190,998	54,069	77,098		131,167	59,663	168	59,831	69%	0.48	8,398	Biofiltration	164	BASIN A
A3	107,133	16,378	13,473		[illegible]	12,143	90	12,233	68%	0.48	4,897	Biofiltration	90	BASIN A
A4	181,640	0	0		0	171,823	9,817	181,640	0%	0.04	727	Biofiltration	56	BASIN A
Total	779,922	161,765	225,287	0	407,051	362,531	10,340	372,871	52%	0.35	28,392	Total	559	
B	467,730	99,280	134,780		234,060	227,405	5,765	233,170	50%	0.34	15,879	Biofiltration	125	BASIN B
C	82,369	33,219	0		33,219	47,570	1,580	49,150	40%	0.26	2,319	-	-	Basin C
D1	226,453	49,566	103,278		152,844	73,414	197	73,611	67%	0.47	10,683	Biofiltration	196	BASIN D
D2	428,036	100,574	304,976		405,550	21,997	488	22,485	95%	0.80	34,367	Biofiltration	487	BASIN D
D3	355,111	72,378	246,550		318,928	36,196	387	36,583	90%	0.73	25,813	Biofiltration	387	BASIN D
D4	117,960	31,118	45,141		76,261	41,399	300	41,699	65%	0.45	5,264	Biofiltration	99	BASIN D
D5	117,201	24,595	86,401		110,996	5,671	134	5,805	94%	0.79	9,260	Biofiltration	133	BASIN D
D6	340,587	49,820	216,456		266,276	73,981	331	74,312	78%	0.58	19,696	Biofiltration	332	BASIN D
D7	164,110	0	0	131,288	131,288	32,822	0	32,822	80%	0.60	9,835	Biofiltration	n/a	BASIN D
D8	265,289	43,366	112,637		156,003	104,172	313	104,485	63%	0.41	10,882	Biofiltration	313	BASIN D
D9	290,410	54,434	0		54,434	233,853	114	233,967	19%	0.14	6,394	Biofiltration	133	BASIN D
D10	217,424	47,539	81,242		128,781	88,472	171	88,643	59%	0.40	4,764	Biofiltration	171	BASIN D
D11	373,371	89,990	117,723		207,713	165,281	281	165,562	56%	0.38	14,073	Biofiltration	280	BASIN D
D12	189,360	47,809	63,696		111,505	77,706	149	77,855	59%	0.40	7,584	Biofiltration	148	BASIN D
D13	122,379	46,834	0		46,834	75,474	71	75,545	38%	0.37	3,306	Biofiltration	71	BASIN D
D14	234,381	49,011	151,815		200,826	33,309	246	33,555	86%	0.67	15,710	Biofiltration	246	BASIN D
D15	205,762	60,610	123,472		184,082	21,456	224	21,680	89%	0.72	14,887	Biofiltration	223	BASIN D
D16	209,953	38,717	124,302		163,019	48,133	202	48,334	77%	0.56	11,813	Biofiltration	201	BASIN D
D17	177,884	41,280	77,170		118,450	59,281	153	59,434	67%	0.46	6,234	Biofiltration	152	BASIN D
D18	208,226	53,719	77,406		131,125	76,930	171	77,101	63%	0.44	9,019	Biofiltration	171	BASIN D
D19	337,882	43,867	160,016		203,883	133,729	270	133,999	60%	0.41	13,885	Biofiltration	269	BASIN D
D20	117,375	22,898	42,017		64,915	52,372	88	52,460	55%	0.37	4,397	Biofiltration	88	BASIN D
D21	131,912	23,891	46,448		70,339	61,476	97	61,573	53%	0.36	4,763	Biofiltration	96	BASIN D
D22	172,800	0	0		0	74,495	98,305	172,800	0%	0.04	691	Biofiltration	94	BASIN D
D23	396,912	74,647	273,108		347,755	48,723	434	49,157	88%	0.70	27,643	Biofiltration	424	BASIN D
D24	221,443	79,295	114,221		193,509	27,698	236	27,934	87%	0.69	15,152	Biofiltration	236	BASIN D
D25	403,314	117,917	239,276		357,193	45,686	435	46,121	89%	0.71	28,424	Biofiltration	434	BASIN D
D26	130,945	34,500	42,444		76,944	53,898	103	54,001	59%	0.40	4,232	Biofiltration	202	BASIN D
D27	14,578	0	0	11,662	11,662	2,916	0	2,916	80%	0.60	874	Biofiltration	n/a	BASIN D
D28	153,033	50,564	43,727		94,291	58,615	132	58,747	62%	0.43	6,007	Biofiltration	131	BASIN D
D29	344,146	85,824	112,733		198,557	145,313	266	145,579	58%	0.39	13,402	Biofiltration	265	BASIN D
D30	216,560	27,876	0		27,876	188,613	71	188,684	13%	0.13	2,784	Biofiltration	71	BASIN D
Total	6,991,111	1,463,529	3,017,251	142,950	4,623,730	2,264,301	104,080	2,368,381	66%	0.46	340,336	Total	5,794	
Project Total	8,339,632	1,774,793	3,377,318	142,950	5,297,000	2,901,807	121,785	3,023,572	64%	0.44	387,736	Project Total	#VALUE!	

PRELIMINARY PEAK FLOW MANAGEMENT ANALYSIS

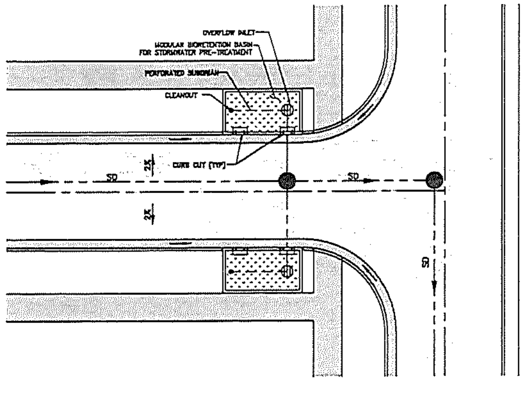
Allowable (Pre-Development) Stormwater Peak Flow Rates				
Storm Event	DMA A (cfs)	DMA B (cfs)	DMA C (cfs)	DMA C (cfs)
2-year	4.84	3.30	0.53	32.00
10-year	9.80	6.83	1.07	64.90
25-year	13.39	9.31	1.45	88.60
100-year	20.72	14.44	2.26	131.00

Post-Development Stormwater Peak Flow Rates				
Storm Event	DMA A (cfs)	DMA B (cfs)	DMA C (cfs)	DMA C (cfs)
2-year	0.615	0.446	0.294	24.0
10-year	2.89	2.14	0.92	47.5
25-year	8.76	6.60	1.28	64.0
100-year	13.40	13.56	1.95	123.2

Notes:

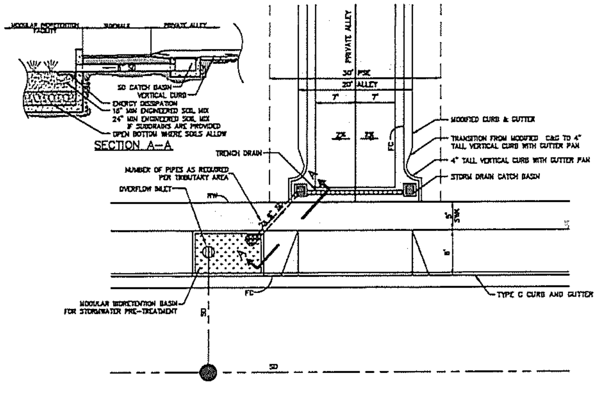
1. The peak flow rate results were determined using the SCS Curve Number Method in conjunction with OnStorm's Hydrograph Routing
2. Post Development Peak Flow Rates were determined by routing the design storm through the basin and outlet control structure identified on Sheets 63 and 64.
3. Basin sizes and flow control structures are preliminary and subject to change during final design.

Land Use	Lot Area % Impervious
NE-A	45%
NE-B	50%
NG-A	55%
NG-B	60%
NG-C	65%
VC-A	90%
VC-B	95%
School	40%



POTENTIAL STORMWATER PRETREATMENT AT STREET

NO SCALE


MODULAR BIORETENTION FACILITY
SIDEWALK
PRIVATE ALLEY
SD
SD CATCH BASIN
VERTICAL CURB
ENERGY DISSIPATION
18" MIN ENGINEERED SOIL MIX
24" MIN ENGINEERED SOIL MIX IF SUBDRAINS ARE PROVIDED
OPEN BOTTOM WHERE SOILS ALLOW
SECTION A-A
PRIVATE ALLEY
30' PSE
20' ALLEY
7'
7'
2%
2%
FC
MODIFIED CURB & GUTTER
TRANSITION FROM MODIFIED C&G TO 4" TALL VERTICAL CURB WITH GUTTER PAN
4" TALL VERTICAL CURB WITH GUTTER PAN
STORM DRAIN CATCH BASIN
TRENCH DRAIN
NUMBER OF PIPES AS REQUIRED PER TRIBUTARY AREA
OVERFLOW INLET
R/W
5' SWK
A
A
FC
TYPE C CURB AND GUTTER
MODULAR BIORETENTION BASIN FOR STORMWATER PRE-TREATMENT
SD
SD

POTENTIAL STORMWATER PRETREATMENT AT ALLEY

NO SCALE

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
STORMWATER CONTROL NOTES & DETAILS
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

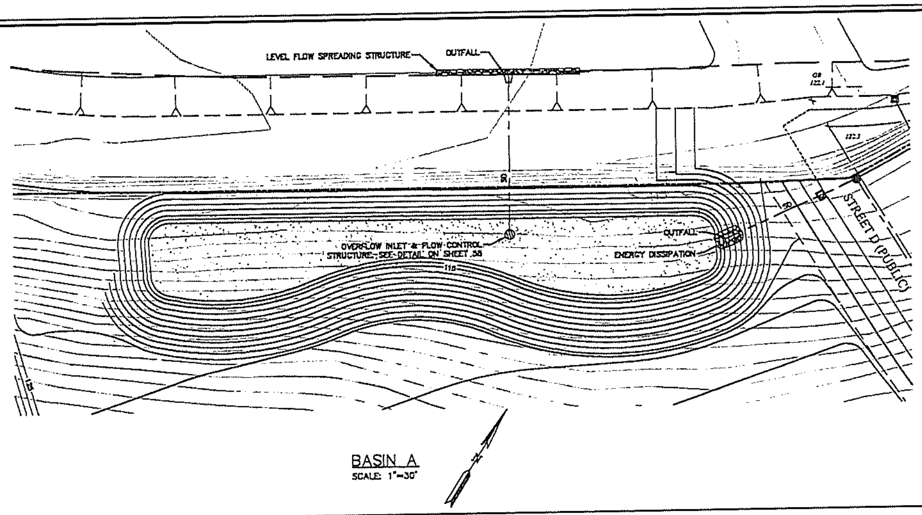
FOR: STONEBRIDGE HOMES

SCALE NONE
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 58 OF 63 SHEETS
JOB NO. 072063

Exhibit G-24


LEVEL FLOW SPREADING STRUCTURE
OUTFALL
OVERFLOW INLET & FLOW CONTROL STRUCTURE- SEE DETAIL ON SHEET 58
OUTFALL
ENERGY DISSIPATION
STREET D (PUBLIC)
110

BASIN A
SCALE: 1"=30'

STORMWATER BASIN A - PRELIMINARY SIZING PARAMETERS:

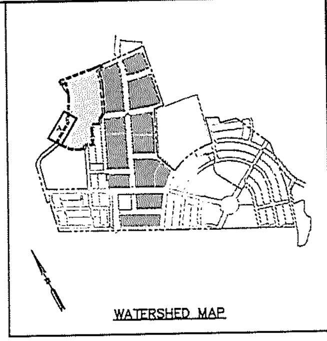
Total Volume (ft³)	Retention Volume¹ (ft³)	Detention Volume (ft³)	Gravel Depth (ft)	Soil Media Depth (ft)	Ponding Depth (ft)	Freeboard (ft)	Basin Infiltration Rate (in/hr)
83,990.0	30,770.0	53,220.0	3.0	2.0	1.0	3.0	0.25

Basin Outlet Structure Parameters:

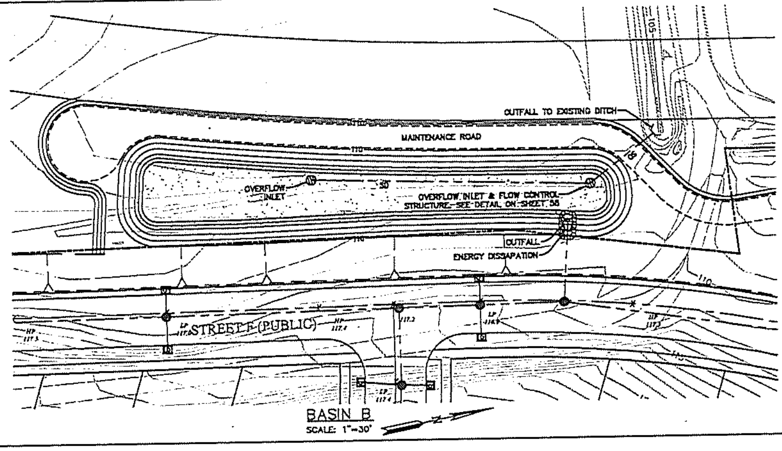
Overflow Riser Height	Overflow Weir		Orifice:	
(ft)	Length (ft)	Height² (ft)	Diameter (in)	Height³ (ft)
2.0	-	-	8.0	1.0

Note:
1. Retention volume is the volume below the orifice invert
2. Weir height is measured from bottom of opening to top of riser
3. Orifice height is measured from top of media

STORMWATER BASIN NOTES:
1. STORMWATER BASIN SIZES, AND OUTLET STRUCTURE PARAMETERS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN LAYOUT, SITE SPECIFIC INFILTRATION RATES, AND FINAL GRADING AND DRAINAGE DESIGN.



WATERSHED MAP


OUTFALL TO EXISTING DITCH
MAINTENANCE ROAD
OVERFLOW INLET
OVERFLOW INLET & FLOW CONTROL STRUCTURE- SEE DETAIL ON SHEET 58
OUTFALL
ENERGY DISSIPATION
STREET F (PUBLIC)
110

BASIN B
SCALE: 1"=30'

STORMWATER BASIN B - PRELIMINARY SIZING PARAMETERS:

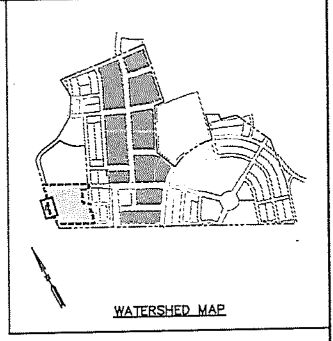
Total Volume (ft³)	Retention Volume¹ (ft³)	Detention Volume (ft³)	Gravel Depth (ft)	Soil Media Depth (ft)	Ponding Depth (ft)	Freeboard (ft)	Basin Infiltration Rate (in/hr)
38,070	16,040	22,030	2.0	2.0	1.0	2.0	0.50

Basin Outlet Structure Parameters:

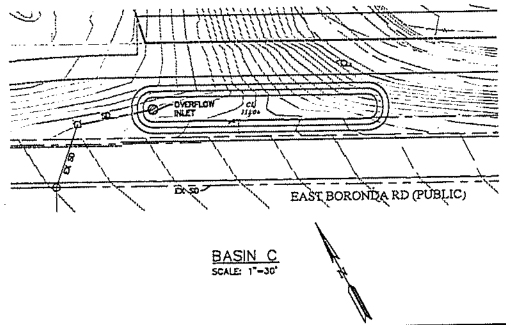
Overflow Riser Height	Overflow Weir		Orifice:	
(ft)	Length (ft)	Height² (ft)	Diameter (in)	Height³ (ft)
2.0	-	-	8.0	1.0

Note:
1. Retention volume is the volume below the orifice invert
2. Weir height is measured from bottom of opening to top of riser
3. Orifice height is measured from top of media

STORMWATER BASIN NOTES:
1. STORMWATER BASIN SIZES, AND OUTLET STRUCTURE PARAMETERS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN LAYOUT, SITE SPECIFIC INFILTRATION RATES, AND FINAL GRADING AND DRAINAGE DESIGN.



WATERSHED MAP



BASIN C
SCALE: 1"=30'

STORMWATER BASIN C - PRELIMINARY SIZING PARAMETERS:

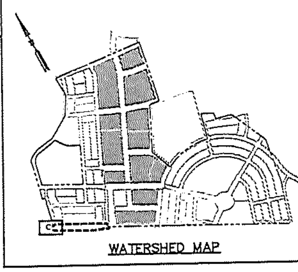
Total Volume (ft³)	Retention Volume¹ (ft³)	Detention Volume (ft³)	Total Depth (ft)	Freeboard (ft)	Basin Infiltration Rate (in/hr)
4,825.0	500.0	4,325.0	2.0	0.8	2.0

Basin Outlet Structure Parameters:

Overflow Riser Height	Overflow Weir		Orifice:	
(ft)	Length (ft)	Height² (ft)	Diameter (in)	Height³ (ft)
1.3	0.8	1.0	n/a	n/a

Note:
1. Retention volume is the volume below the orifice invert
2. Weir height is measured from bottom of opening to top of riser
3. Orifice height is measured from bottom of basin

STORMWATER BASIN NOTES:
1. STORMWATER BASIN SIZES, AND OUTLET STRUCTURE PARAMETERS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN LAYOUT, SITE SPECIFIC INFILTRATION RATES, AND FINAL GRADING AND DRAINAGE DESIGN.



WATERSHED MAP

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-0300 FAX (408) 848-0302

TENTATIVE MAP
STORMWATER BASIN WEST
CODIROLI & PROBERT PROPERTY
SAUNAS, CALIFORNIA
FOR: STONEBRIDGE HOMES

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE AS SHOWN
DATE OCT 2023

SHEET 59 OF 63 SHEETS
JOB NO. 072083

Exhibit H-2

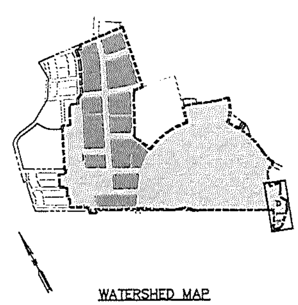
STORMWATER BASIN D - PRELIMINARY SIZING PARAMETERS:							
Total Volume (ft^3)	Retention Volume[1] (ft^3)	Detention Volume (ft^3)	Gravel Depth (ft)	Soil Media Depth (ft)	Ponding Depth (ft)	Freeboard (ft)	Basin Infiltration Rate (in/hr)
555,830	210,430	345,400	2.0	2.0	1.0	3.0	0.25
Basin Outlet Structure Parameters:							
Overflow Riser Height	Overflow Weir		Orifice:		Spillway:		
(ft)	Length (ft)	Height[2] (ft)	Diameter (in)	Height[3] (ft)	Length (ft)	Height[4] (ft)	
1.0	-	-	-	-	40.0	3.0	

Note:

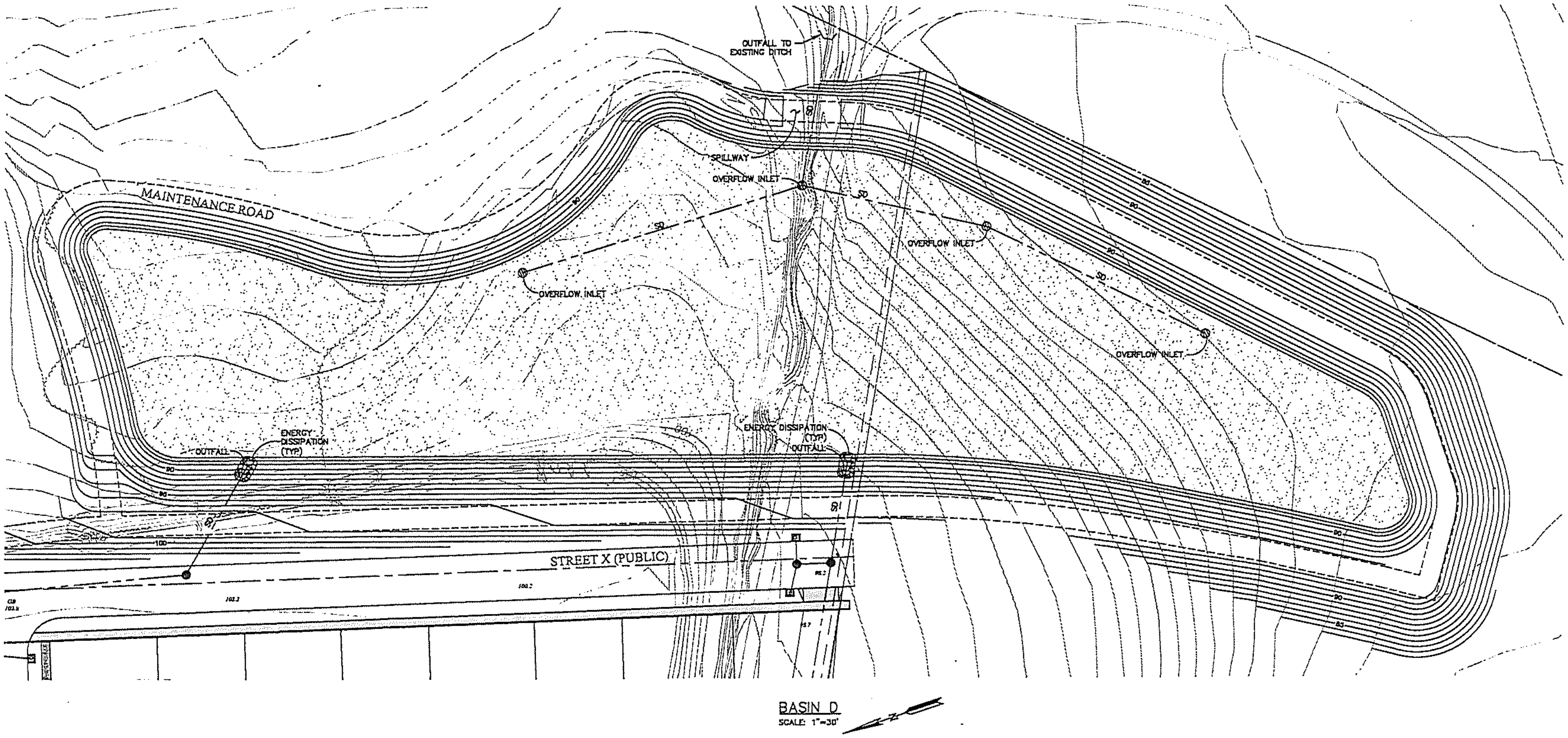
1. Retention volume is the volume below the orifice invert
2. Weir height is measured from bottom of opening to top of riser
3. Orifice height is measured from top of media
4. Spillway Height is measured from the top of media

STORMWATER BASIN NOTES:

1. STORMWATER BASIN SIZES, AND OUTLET STRUCTURE PARAMETERS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN LAYOUT, SITE SPECIFIC INFILTRATION RATES, AND FINAL GRADING AND DRAINAGE DESIGN.



WATERSHED MAP



BASIN D
SCALE: 1"=30'

0 30 60 90
SCALE IN FEET: 1" = 30'

TENTATIVE MAP
STORMWATER BASIN EAST
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE AS SHOWN

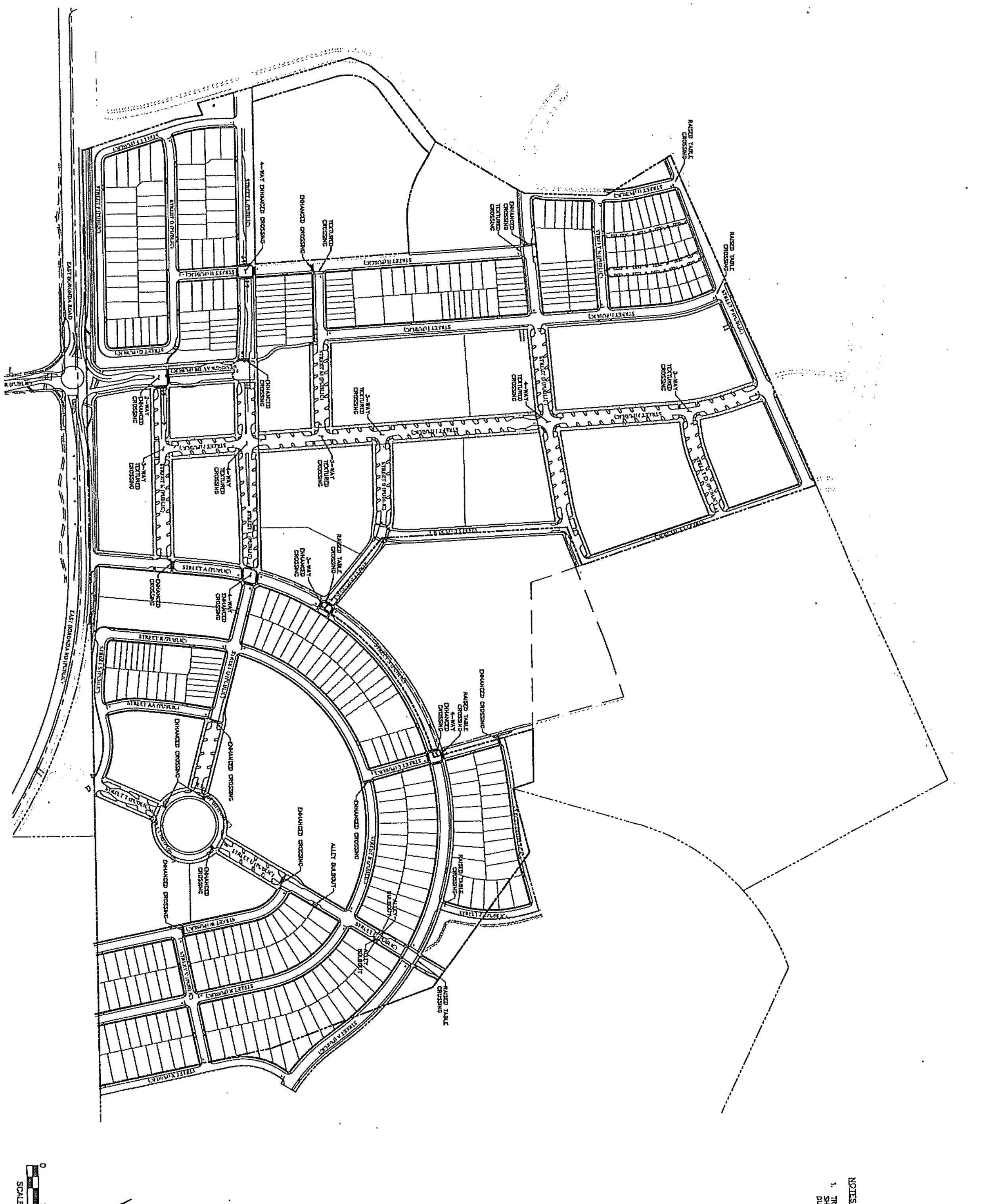
DATE OCT 2023

SHEET 60 OF 83 SHEETS

JOB NO. 072083

Exhibit I-2

Exhibit J-2



NOTES

1. TRAFFIC CONTROL MEASURES AND STREET CROSSINGS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SCALE

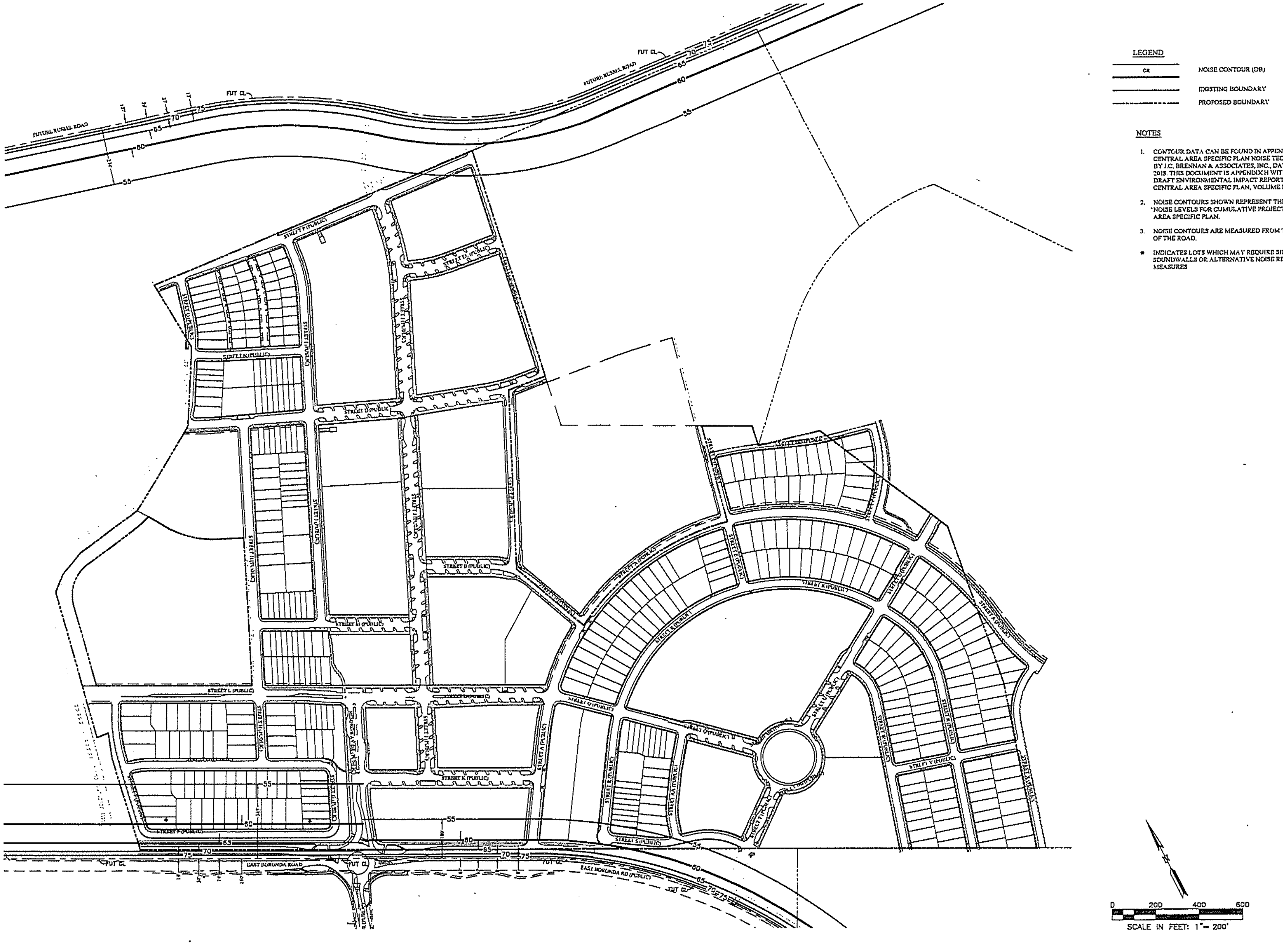
DATE OCT 2023

TENTATIVE MAP
PRELIMINARY TRAFFIC CALMING
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SHEET 61 OF 83 SHEETS
JOB NO. 072083



LEGEND

━━━ OR ━━━	NOISE CONTOUR (DB)
━━━	EXISTING BOUNDARY
- - - - -	PROPOSED BOUNDARY

NOTES

1. CONTOUR DATA CAN BE FOUND IN APPENDIX B OF THE CENTRAL AREA SPECIFIC PLAN NOISE TECHNICAL REPORT BY J.C. BRENNAN & ASSOCIATES, INC., DATED NOVEMBER 7, 2018. THIS DOCUMENT IS APPENDIX H WITHIN THE PUBLIC DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE DRAFT CENTRAL AREA SPECIFIC PLAN, VOLUME II (APPENDICIES).
2. NOISE CONTOURS SHOWN REPRESENT THE PREDICTED NOISE LEVELS FOR CUMULATIVE PROJECT + CASP + WEST AREA SPECIFIC PLAN.
3. NOISE CONTOURS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.

* INDICATES LOTS WHICH MAY REQUIRE SIDE YARD SOUNDWALLS OR ALTERNATIVE NOISE REDUCTION MEASURES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
CUMULATIVE NOISE LEVELS
CODIROLI & PROBERT PROPERTY

SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE

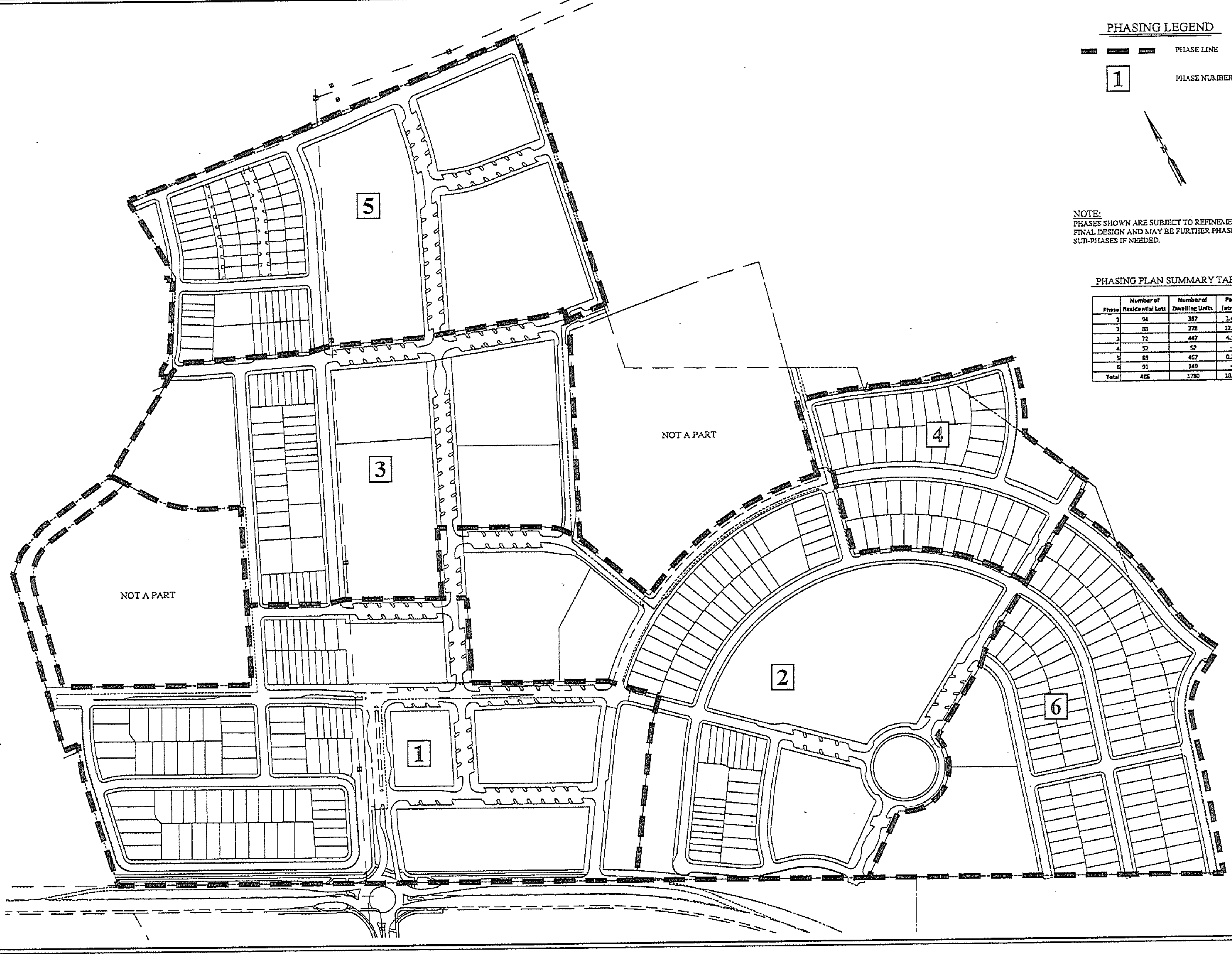
DATE OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET 62 OF 83 SHEETS

JOB NO. 072053

Exhibit K-2



PHASING LEGEND

▬ ▬ ▬ PHASE LINE

1 PHASE NUMBER

NOTE:
PHASES SHOWN ARE SUBJECT TO REFINEMENT DURING FINAL DESIGN AND MAY BE FURTHER PHASED INTO SUB-PHASES IF NEEDED.

PHASING PLAN SUMMARY TABLE

Phase	Number of Residential Lots	Number of Dwelling Units	Park (acres)
1	94	387	1.47
2	88	278	12.57
3	72	447	4.17
4	52	52	-
5	89	467	0.24
6	91	149	-
Total	486	1780	18.44

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX (408) 848-0302

TENTATIVE MAP
PHASING PLAN
CODIROLI & PROBERT PROPERTY
SALINAS, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE	DATE
NONE	OCT 2023

DATE	MK	SHEET REVISIONS	BY	CK
		5TH SUBMITTAL OCTOBER 2023		

SHEET
63
OF 83 SHEETS
JOB NO. 072083

Exhibit L-2

SALINAS
RICH IN LAND | RICH IN VALUES

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

Affordable Housing Plan

Stonebridge Bridge Homes
Codirolli & Probert Property

Date: April 5, 2024

Project Description: This development is in the Central Area Specific Plan (CASP) (APN 153-091-015-000) and the closest cross street to the parcel is the Hemingway Drive and Boronda Road intersection. This Tentative Map is planned for approximately 487 for sale Single family homes, Townhomes, Lane Homes, and Green Court Dwellings. There will also be approximately 615 for sale Condominiums, Apartments and Courtyard Apartments/Condominiums and approximately 572 for rent Condominiums, Apartments and Courtyard Apartments. This should generate approximately 134 for sale Moderate and Work Force Inclusionary units. The single-family homes will range between 1,378 square feet three-bedroom, two bath homes to 2,650 square feet 5-bedroom 3 bath homes. Lots range from 3,000 square feet to 7,500 square feet. Each home will have a two-car detached or attached garage. Apartments will range from 800 Square feet to 1,400 square feet one-, two-, three- and four-bedroom units. Condominiums will range from 1,100 square feet to 1,550 square feet two, three and maybe four-bedroom units with two baths. Townhouses will be three bedroom – two and a half bathrooms approximately 1550 square feet.

There will be a variety of plans offered, each one with different floor plans and exteriors. Stonebridge Homes has yet to complete the designs for any of the units described above, which makes it difficult to be precise this early in the entitlement process. There will be multiple subdivision maps over the 20 plus years to build this development. Each subdivision map will include a more precise count of units to be built of market rate and inclusionary units. Each map will be more precise as to how many Townhomes, Condominiums and Apartments are for sale or for rent. The developer will work with the City of Salinas as these subdivision plans are being finalized to adjust the number of units to be included in the Inclusionary Program or the in–lieu fees to be paid by the developer.

Entitlement App. Date: 04/08/2021

Project Address(es): TBD

Project APN(s): 153-091-015-000

Exhibit M-2

Owner(s): East Boronda LLC

Developer(s):
Stonebridge Homes Inc.
Hugh Walker & Bob Bikle
1540 Constitution Boulevard
Salinas, CA 93905

Project Link To: TM 2021-001 / CASP

Affordability Restriction: 30 Year Affordability (Inclusionary)

Inclusionary Option: Option 1 (Tentative Map estimates 1674 units to be built)

Inclusionary Restricted Units: 335 Units

Inclusionary Restricted Unit Mix:

67	Very Low Income (All rental units) (Pay rental impact fee / Section 8 restricted units apply)
134	Low Income (All rental units) (Pay rental impact fee / Section 8 restricted units apply)
67	Moderate Income (All for sale units)
67	Workforce Income (All for sale units)

Fee Selection: Rental Housing Impact Fee on Rental Units (As of July 1, 2023, the fee $2.50 per sq. ft. of gross floor area[1]). This fee will be subject to change on annual basis based on the City of Salinas Schedule of Fees and Charges for City Services.

In-Lieu Impact Fee on For-Sale Units (As of July 1, 2023, the fee $14.75 per sq. ft. of gross floor area[1]). This fee will be subject to change on annual basis based on the City of Salinas Schedule of Fees and Charges for City Services.

Density Bonus Request: TBD

Density Bonus Restricted Units: TBD

Density Bonus Restricted Unit Mix: TBD

Density Bonus Concessions Requested: TBD

---

[1] Gross floor area" is as defined in Municipal Code Section 37.10.300 under "Floor area, gross."

Other Affordable Alternative: There may be opportunities to work with a non–profit. Too early in the process to determine.

Project Units: The table below shows the unit distribution on the project.

Affordable Housing Plan

Stonebridge Bridge Homes / Codirolli & Probert Property
11/27/2023

Parcel ID	Zoning	Proposed SFH and Townhomes - for Sale	Housing Type Multi Family, Condo's and Courtyard Units	Proposed Unit Average Multi Family, Condo's and Courtyard Units per parcel	Lot Description or Proposed inclusionary location for sale - Option #1, Subject to change	Unit Type	Phases of Parcels Providing Affordable Housing
107	NE-A	5			medium to large lots	Market Rate	
108	NE-A	10			medium to large lots	Market Rate	
109	NE-A	4			medium to large lots	Market Rate	
110	NE-A	6			medium to large lots	Market Rate	
111/319	NE-A	17			medium to large lots	Market Rate	
112	NE-A	7			medium to large lots	Market Rate	
113/213	NE-A	6			medium to large lots	Market Rate	
119	NE-A	13			medium to large lots	Market Rate	
124	NE-A	9			medium to large lots	Market Rate	
114	NE-B	12			medium to large lots	Market Rate	
115	NE-B	6			medium to large lots	Market Rate	
128	NE-B	5			medium to large lots	Market Rate	
129	NE-B	5			medium to large lots	Market Rate	
118	NE-B	13			medium to large lots	Market Rate	
120	NE-B	13			medium to large lots	Market Rate	
121	NE-B	16			medium to large lots	Market Rate	
122	NE-B	8			medium to large lots	Market Rate	

123	NE-B	8			medium to large lots	Market Rate	
125/253	NE-B	11			medium to large lots	Market Rate	
116	NG-A	19	Courtyard	8	23 medium to large lots	Market Rate	
					4 medium to large lots	Workforce	
117	NG-A	16	Courtyard	8	20 medium to large lots	Market Rate	
					4 medium to large lots	Workforce	
151	NG-A	13			medium to large lots	Market Rate	
152	NG-A	7			medium to large lots	Market Rate	
127	NG-B	7			medium to large lots	Market Rate	
130	NG-B	10			4	Inclusionary - Workforce	1
132	NG-B	11			3	Inclusionary - Workforce	1
134	NG-B	10	Courtyard	8	3	Inclusionary - Workforce	3
138	NG-B	7			2	Inclusionary - Workforce	5
140	NG-B	9			3	Workforce	5
141	NG-B	9				Market Rate	
142	NG-8	9				Market Rate	
146	NG-B	8			2	Inclusionary - Workforce	2
147	NG-B	9			3	Inclusionary - Workforce	2
148	NG-B	29			4	Inclusionary - Workforce	2
149	NG-B	44			7	Inclusionary - Workforce	6
150	NG-B	16			5	Inclusionary - Workforce	6
131	NG-C	9			4	Inclusionary - Workforce	1
133	NG-C	9			3	Inclusionary - Workforce	3
135	NG-C	8	Courtyard	24	4	Inclusionary - Workforce	3
136	NG-C	9			3	Inclusionary - Workforce	3
137	NG-C	8	Courtyard	8		–Market Rate	5
139	NG-C	8	Courtyard	8		–Market Rate	5
143	NG-C	20				Inclusionary - Workforce	5
144	NG-C		TBD	28	9	Inclusionary - Workforce	2
145	NG-C	9	Courtyard	8		Market Rate	
153	VC-B			81		Market Rate	1

			Multi Family/condo's		35	Section 8	
154	VC-B		Multi Family/condo's	57		Market Rate	1
					20	Section 8	
155	VC-B		Multi Family/condo's	120		Market Rate	2
					50	Section 8	
156	VC-B		Multi Family/condo's	76		Market Rate	3
					35	Section 8	
157	VC-B		Multi Family/condo's	137		Market Rate	3
					61	Section 8	
158	VC-A		Multi Family/condo's	52	10	Inclusionary - Moderate	3
159	VC-A		Multi Family/condo's	80	10	Inclusionary - Moderate	3
160	VC-A		Multi Family/condo's	146	10	Inclusionary - Moderate	5
161	VC-A		Multi Family/condo's	149	10	Inclusionary - Moderate	5
162	VC-A		Multi Family/condo's	62	10	Inclusionary - Moderate	5
176	VC-A		Multi Family/condo's	83		Retail	
177	VC-A		Multi Family/condo's	44	17	Inclusionary - Moderate	1
TOTALS		**487**		**1187**	**335**		
Est. 615 For Sale			**Inclusionary Moderate - 67**		**Section 8 Voucher Units - 201**		
Est. 615 For Sale			**Inclusionary Workforce - 67**				

Unit Placement:

Units offered to Inclusionary Housing participants shall represent an equitable distribution of unit types and bedroom mix in the overall development. Every phase within the development that includes residential units should include affordable housing units, either for-sale or for-rent units. See **Exhibit A** for more details.

Phasing:

There will be multiple Subdivision Maps over a twenty year build out of the units. There will be sales offices offering the different models with upgrades. A deposit will be taken, and the homes will start construction after the prospective buyers have loan approval. Final location of For Sale Inclusionary Houses will be submitted with each Subdivision Map and Final Map. It's too early in the process to know what Condominium and Apartment units will be for sale or be for rent. The map attached shows potential locations for Inclusionary homes. It's impossible to be exact on a project that will last twenty plus years. None of the units for the CASP have been designed at this time. See **Exhibit A** for more details.

Construction Schedule: Once the Tentative Map is approved, work on the first Subdivision Map will begin as well as the house plans and multi-family/condominium product. The pace of construction is dictated by the pace of sales which is a result of the housing market and interest rates. There is no reliable estimate as to how the pace of construction will proceed for the CASP Area. There is uncertainty about a start date or first units to be delivered. There are too many issues/factors that are out of the developer's control at this specific point in time.

Follow-up Items: Items to be completed prior to issuance of the Building Permit:

- This Affordable Housing Plan is compliant with the Inclusionary Housing Ordinance and will be re-evaluated at each phase of this subdivision to ensure continued compliance with the Ordinance.
- An Affordable Housing Agreement will be recorded on each lot subject to the Housing Inclusionary Ordinance at each of the different phases of the subdivision (Recorded Covenant).

Items to be completed prior to issuance of the final Certificate of Occupancy (CofO):

- Marketing Plan
- Management Plan
- Payment of Rental Impact Fee
- Calculation of Unit Income and Rent Limits per the Inclusionary Housing Program
- Calculation of Unit Income and Rent Limits per the Density Bonus Program (if applicable)
- Proof that the designated affordable rental units at each of the different phases of the subdivision have been offered to the Housing Authority of the County of Monterey for the Section 8 Program so long as the program exist.

DocuSigned by:
Hugh Walker
8973E9F02BF041C...
Hugh Walker
Authorized Owner/Project Representative

4/5/2024 | 1:49 PM PDT
Date

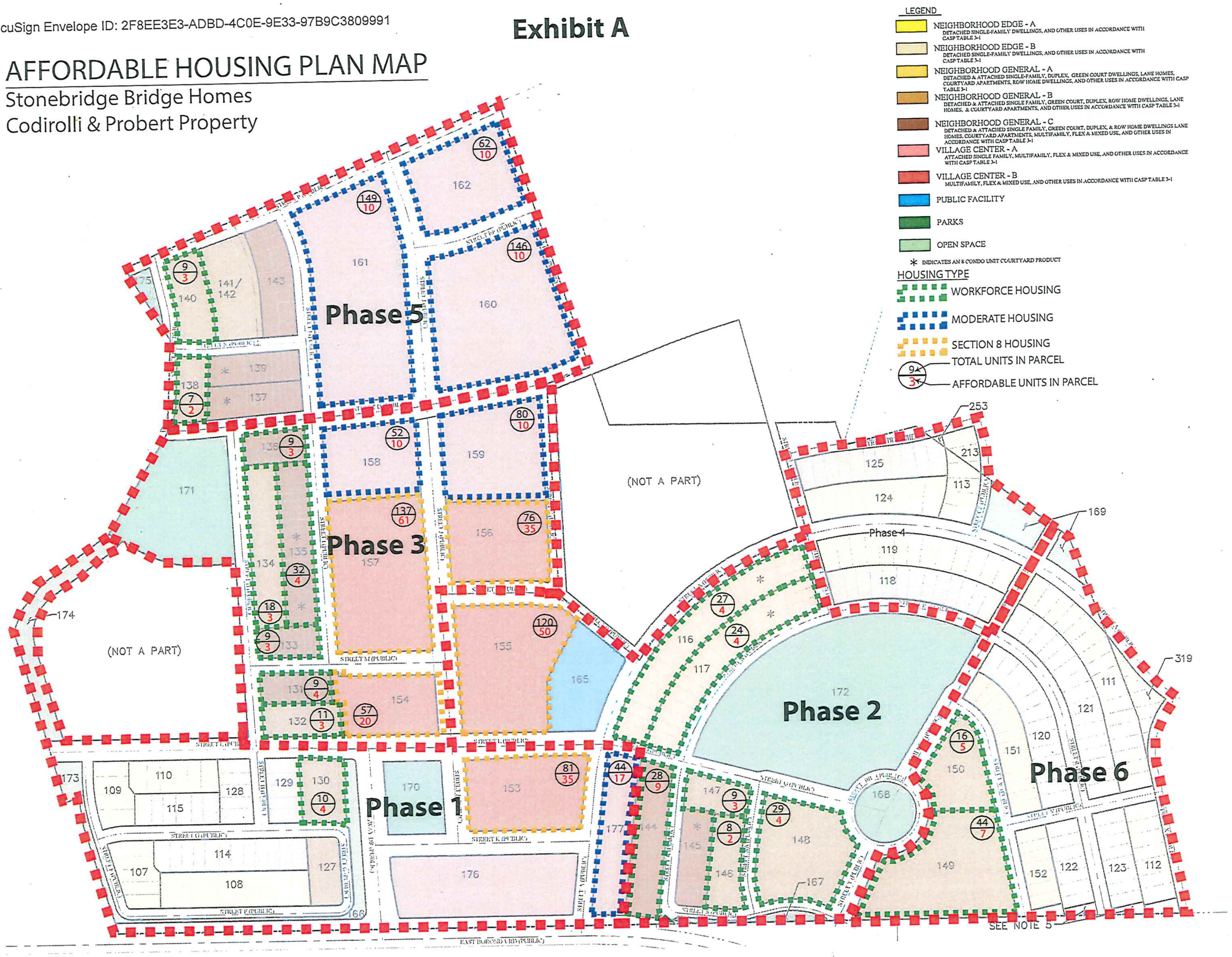
DocuSigned by:
Francisco Brambila
63BA7CFA2A09489...
Francisco Brambila, Acting Planning Manager
Community Development Department

4/5/2024 | 1:10 PM PDT
Date

Exhibit A

AFFORDABLE HOUSING PLAN MAP

Stonebridge Bridge Homes
Codirolli & Probert Property


LEGEND
NEIGHBORHOOD EDGE - A
DETACHED SINGLE-FAMILY DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
NEIGHBORHOOD EDGE - B
DETACHED SINGLE-FAMILY DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
NEIGHBORHOOD GENERAL - A
DETACHED & ATTACHED SINGLE-FAMILY, DUPLEX, GREEN COURT DWELLINGS, LANE HOMES, COURTYARD APARTMENTS, ROW HOME DWELLINGS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
NEIGHBORHOOD GENERAL - B
DETACHED & ATTACHED SINGLE FAMILY, GREEN COURT, DUPLEX, ROW HOME DWELLINGS, LANE HOMES, & COURTYARD APARTMENTS, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
NEIGHBORHOOD GENERAL - C
DETACHED & ATTACHED SINGLE FAMILY, GREEN COURT, DUPLEX, & ROW HOME DWELLINGS LANE HOMES, COURTYARD APARTMENTS, MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
VILLAGE CENTER - A
ATTACHED SINGLE FAMILY, MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
VILLAGE CENTER - B
MULTIFAMILY, FLEX & MIXED USE, AND OTHER USES IN ACCORDANCE WITH CASP TABLE 3-1
PUBLIC FACILITY
PARKS
OPEN SPACE
* INDICATES AN 8 CONDO UNIT COURTYARD PRODUCT
HOUSING TYPE
WORKFORCE HOUSING
MODERATE HOUSING
SECTION 8 HOUSING
9 TOTAL UNITS IN PARCEL
3 AFFORDABLE UNITS IN PARCEL
Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6
(NOT A PART)
(NOT A PART)
SEE NOTE 5
EAST BORONDA RD (PUBLIC)
STREET L (PUBLIC)
STREET M (PUBLIC)
STREET K (PUBLIC)
STREET G (PUBLIC)
STREET E (PUBLIC)
253
169
319
174
162 62/10
161 149/10
160 146/10
140 9/3
141/142
143
138 7/2
139 *
137 *
159 80/10
158 52/10
157 137/61
156 76/35
136 9/3
135 * 32/4
134 18/3
133 9/3
155 120/50
165
131 9/4
132 11/3
154 57/20
153 81/35
171
173
109
110
115
128
129
130 10/4
170
107
114
108
127
176
166
177 44/17
144 28/9
145 *
147 9/3
146 8/2
148 29/4
167
168
149 44/7
150 16/5
172
116 27/4 *
117 24/4 *
118
119
125
124
113
213
151
120
121
111
152
122
123
112

City of Salinas
DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California
Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEERING REVIEW

DATE: 11/22/2023
PLANNER: Jill Miller
OWNER/APPLICANT: Stonebridge Homes/ Codiroli Family Trust and Probert Family Trust

PURPOSE: TM2021-001 & SPA2023-001
LOCATION: CASP
REVIEWER: Adriana Robles, PE, CFM
City Engineer

DEVELOPMENT PROPOSAL: Major subdivision of three parcels (APN 153-091-022, 153-091-023, 153-091-024) totaling 186.94 ac into 427 residential lots, commercial uses, mixed-use, public parks and open space along with associated site improvements consistent with the Central Area Specific Plan.

RECOMMENDATION: Approve with Conditions

SWDS CATEGORY: Priority Project (>10 lot subdivision)
SWDS THRESHOLD: Requirements 1-4 and 100-yr peak
NDPES CATEGORY: High Priority (SWPPP)

REVIEW FEES: Prior to approval, applicant shall provide payment for review of tentative map pursuant to the Council-approved fee schedule. Invoice attached.

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.

CONDITIONS OF APPROVAL

TENTATIVE MAP: The developer has submitted a Tentative Map to create 427 lots. The tentative map has been found to be consistent with the Subdivision Ordinance, Chapter 31 of the Salinas Municipal Code (SMC) with the following exemption.

1. Tentative Map – Applicant is requesting a waiver from SMC Section 31-909(b). Pursuant to SMC Section 31-401.3(p), the design has been found to provide the required right of way. Prior to approval of a final map, applicant shall confirm the proposed right of way at the intersections provides the required space to incorporate all right of way improvements or the required easement shall be provided.
2. Prior to approval of a Final Map, lands shown to be developed outside of the property lines shall be acquired by the applicant.
3. Prior to approval of a Final Map, the applicant shall provide proposed street names pursuant to Municipal Code Section 31-401.4(a).
4. Prior to approval of a Final Map, the applicant shall provide a title report which incorporates all

Exhibit N-2

the lands to be subdivided, easements, covenants and encumbrances.

5. Prior to approval of a Final Map, the applicant shall pay all map check fees pursuant to the Council-approved fee schedule.
6. Prior to issuance of a Grading Permit, the applicant shall provide an engineer's estimate of all the proposed improvements, stamped by a licensed civil engineer.
7. Prior to approval of a Final Map and pursuant to Municipal Code Section 31-1001, the applicant shall sign a Subdivision Improvement Agreement and provide surety bonds or cash deposits for Subdivision, Performance and monumentation.
8. Prior to issuance of a Grading Permit and pursuant to Municipal Code Section 31-1000.1, applicant shall construction plans for improvements of all offsite improvements, including, but not limited to, roadways, sidewalks, curbs, gutters, curb ramps, storm drainage systems, sanitary sewer systems, water systems, street lighting, fire hydrants, joint trench (gas, telephone, cable tv, City-owned dark fiber conduit, high speed internet), landscaping and irrigation, street signs and street amenities. Joint trench utilities shall be placed underground.
9. The project is proposing onsite and offsite grading that will fill the existing wetlands (north area of development, lands of Joseph P Ferry Trust). Prior to issuance of Grading Permit and pursuant to Municipal Code Section 37-50.180(h)(1)(G), prior to any site grading, the applicant shall receive authorization/approval to fill the wetland from the USACE, the Regional Water Quality Control Board and the Department of Fish and Wildlife. Improvement plans shall clearly identify limits of existing wetlands.
10. Prior to issuance of a Grading Permit, the applicant shall provide site specific soils reports that include infiltration testing for any stormwater control measure.
11. Prior to issuance of a Grading Permit, applicant shall provide R-values for each of the proposed roadways to confirm the proposed pavement sections provide adequate lifespan of the improvements.
12. Prior to issuance of a Grading Permit, applicant shall final Stormwater Control Plans consistent with the most current Stormwater Development Standards and City's NPDES permit.
13. Prior to issuance of a Grading Permit, the applicant shall provide hydrology and hydraulic calculations stamped by a licensed civil engineer for the sanitary sewer and storm drainage systems.
14. Prior to issuance of a Grading Permit, the applicant shall provide a Storm Water Pollution Prevention Plan prepared by a Qualified SWPPP Developer.
15. Prior to issuance of a Grading Permit, the applicant shall provide approved improvement plans from any utility company or regulating agency that has authority over the subdivision.
16. Prior to issuance of a Grading Permit, the applicant shall pay all plan review and inspection fees pursuant to the Council-approved fee schedule.
17. Prior to acceptance of any subdivision improvements, applicant shall provide records, video recordings, testing and as-built documentation of all constructed improvements.
18. Prior to acceptance of any subdivision improvements and pursuant to Municipal Code Section 31-1002.4, applicant shall provide a warranty security for no less than 10% of the total cost of construction of the improvements.

CITY OF SALINAS
Planning Division - Community Development
65 W. Alisal Street, 2nd Floor, Salinas, CA 93901
(831) 758-7206 * (831) 758-7215 Fax
www.ci.salinas.ca.us

FEES DUE

Project Number: TM2021-001
Address:
Invoice Date: 8/9/2023

Description
CASP 466 lots (456 residential)

Fee Description	Account	Amount
NPDES TENANTIVE MAP 20+	1000.50.5115-56.5080	$12,459.00
	TOTAL AMOUNT DUE:	**$12,459.00**

Appendix D:

Mitigation Monitoring and Reporting Program

Exhibit D-2

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Salinas Central Area Specific Plan Project (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR, some of which were revised after the Draft EIR were prepared. These revisions are shown in Chapter 3.0 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this FMMRP. The FMMRP also includes mitigation measures which are required by the *Final Environmental Impact Report, Salinas General Plan* (Cotton Bridges Associates 2002) and the *Final Supplement for the Salinas General Plan Final Program EIR* (EDAW, 2007).

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Salinas will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures**: The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing**: Identifies at which stage of the Project mitigation must be completed.
- **Monitoring Responsibility**: Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification**: This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

This page left intentionally blank.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
AIR QUALITY				
Impact 3.1-2: Project operation has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation	***Mitigation Measure 3.1-1:*** *Prior to approval of tentative maps, conditional use permits or site plan review, the project applicant(s) shall incorporate the following features into project plans and specifications, as directed by the City of Salinas:* • *Provide traffic calming measures (such as speed bumps, traffic circles, and/or other standard measures) on at least 50% of streets and intersections within the Plan Area;* • *Require the parking lots or parking structures for new commercial, office, retail, and multifamily development to provide enough parking spaces for carpools and vanpools to accommodate reasonably foreseeable consumer demand at the time of the approval of such development, consistent with State of California laws and policies intended to encourage the use of carpools and vanpools;* • *Require the use of low-VOC paint for all new building architectural coatings within the Plan Area, consistent with or better than, what is required by the City's Municipal Code.*	City of Salinas Community Development Department	Prior to approval of tentative maps, conditional use permits or site plan review	
	Mitigation Measure 3.1-2: *Prior to approval of development review permit(s), the project applicant(s) shall incorporate effective methods to facilitate the use of cleaner alternative fuel (e.g., electric vehicles, carpooling, etc.) within the Plan Area. Effective methods may include the installation of alternative fuel (e.g. electric) charging stations at locations spaced throughout the Plan Area including but not limited to those specified in this Draft EIR, as applicable, consistent with or better than what is required by the City's Municipal Code and Specific Plan. Additionally, this can be achieved by providing preferential parking for alternatively-powered vehicles, including electric cars, and/or by providing carpool/vanpool parking spaces.*	City of Salinas Community Development Department	Prior to approval of development review permit(s)	
	Mitigation Measure 3.1-3: *Prior to approval of development review permit(s), the project applicant(s) shall incorporate the use of alternative*	City of Salinas	Prior to	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	energy for the residential and mixed use/commercial developments, including by implementing alternative energy (e.g. PV solar) building requirements, consistent with or better than, what is required by the City's Municipal Code and State requirements (e.g. the 2019 California Solar Mandate). Project applicant(s) shall also ensure that pre-installed electrical hookups and/or charging stations, as applicable, are incorporated into all project plans and specifications.	Community Development Department	approval of development review permit(s)	
	***Mitigation Measure 3.1-4:** Prior to the issuance of building permits, the project applicant(s) shall provide plans that demonstrate that low-flow (high-efficiency) indoor water fixtures will be installed throughout the Plan Area, including for bathroom and kitchen faucets, toilet fixtures, and showers, in both residential and non-residential buildings, in compliance with or better than the standards required within the most recent version of the California Green Building Standards Code.*	City of Salinas Community Development Department	Prior to the issuance of building permits	
	***Mitigation Measure 3.1-5:** Prior to the issuance of building permits, the project applicant(s) shall provide plans that demonstrate that water-efficient irrigation systems will be installed throughout the Plan Area, consistent with or better than the requirements contained within the State's Model Water Efficient Landscape Ordinance, the City's Water Conservation Ordinance and the Salinas Zoning Code Landscaping and Irrigation requirements.*	City of Salinas Community Development Department	Prior to the issuance of building permits	
	***Mitigation Measure 3.1-6:** Prior to approval of improvement plans or development review permits, as applicable, the project applicant(s) shall ensure that pedestrian/bicycle facilities (e.g. pedestrian paths, outdoor bike racks, etc.) are provided within the Specific Plan Area, in coordination with and subject to approval by the City of Salinas. The project proponent shall also provide bicycling parking near the entrance to commercial establishments within the Specific Plan Area, consistent with or better than the requirements contained within the City's Municipal Code.*	City of Salinas Community Development Department	Prior to approval of improvement plans or development review permits, as applicable	
	***Mitigation Measure 3.1-7:** Prior to the issuance of development review permit(s), the project applicant(s) shall incorporate the following additional Plan Area requirements, as applicable:* • *Install secured bicycle storage facilities (bike lockers, cages, interior*	City of Salinas Community Development Department	Prior to approval of development review	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	space, or similar as approved by the City Engineer) at all commercial and public facilities with 50 employees or more; • *Incorporate park-and-ride lots.* • *Install Level 2 electric vehicle (EV) charge stations at workplace sites with 50 or more employees (10% or more of total available parking spaces, dependent on the existing and anticipated overall electric vehicle fleet mix in Monterey County at time of development); and* • *Install publicly-available dual post Level 2 charge stations within the VC or NG zones, and/or other zones as deemed acceptable by the City of Salinas. (Note: The 'level' of the charging station refers to the voltage that the electric vehicle charger uses. Level 1 charging is your typical traditional home outlet, while level 2 is a 240 Volt Portable Cordset or Wall-mounted Charging Station (2-10 hours charging).*		permit(s)	
	Mitigation Measure 3.1-8: *Prior to the approval of individual phases (i.e. tentative maps, site plan review, etc.), the project applicant(s) shall develop a reasonably feasible offsite mitigation program that provides funding to offset the project-generated air emissions that are still above the Air District's operational criteria pollutant thresholds after the adoption of other applicable air quality mitigation measures. The offsite mitigation program is subject to the review and approval of the Air District and the City of Salinas on a project-by-project basis (of phase-by-phase), and is intended to be in addition to offsets that are obtained through any on-site mitigation measures. Example projects that could be included in the offsite mitigation program may include, but are not limited to, the following:* • *Replace existing agricultural combustion-based generators/pumps with electric agricultural water pumps (in place of generators/pumps;* • *Replace combustion school buses with electric school buses within the local community;*	City of Salinas Community Development Department	Prior to approval of individual phases (i.e. tentative maps, site plan review, etc.)	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	- *Install adaptive traffic control systems;* *Install solar photovoltaic (PV) systems.*			
Impact 3.1-3: Project construction has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation	***Mitigation Measure 3.1-9:*** *Prior to the issuance of grading permits, the project applicant shall prepare a grading plan subject to review and approval by the City. In the event that ground-disturbance exceeds 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (e.g., grubbing, excavation, rough grading), and 8.1 acres per day for activities that involve minimal earth-moving (e.g., finish grading), the required grading plans shall include the following measures to be implemented as needed to prevent visible dust emissions:* - *Water all active construction sites to prevent visible dust emissions. Frequency should be based on the type of operation, soil, and wind exposure;* - *Prohibit grading and earthmoving activities, and cover stock piles, during periods of high wind (over 15 mph);* - *Limit vehicle speed on construction sites to 15 mph.* - *Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);* - *Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area;* - *Maintain at least 1-foot of freeboard in each haul truck;* - *Provide windbreaks on the windward perimeter of construction projects where adjacent to open land;* - *Cover inactive storage piles;* - *Sweep streets if visible soil material is carried out from the construction site; and/or* - *Post a publicly visible sign written in English and Spanish which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Air Resources District (MBARD) shall be visible to*	City of Salinas Community Development Department Monterey Bay Air Resources District	Prior to the issuance of grading permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	ensure compliance with Rule 402 (Nuisance). The sign shall be in accordance with MBARD and/or City requirements, as applicable • *Use cleaner construction equipment that conforms to EPA's second or first-most stringent Tier emission standards (e.g. Tier 3 or Tier 4 emission standards in 2019), or better; and/or* • *Further, where reasonably feasible, construction equipment should include the use of alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel.*			
Impact 3.1-5: The proposed project has the potential for public exposure to toxic air contaminants	***Mitigation Measure 3.1-10:*** *Prior to issuance of building permits or commencing operation of any commercial building/use that would emit toxic air contaminants (such as gas stations or dry cleaning operations), the project applicant shall, at a minimum, perform prioritization screening in accordance with the Air Toxics "Hot Spots" Program, Facility Prioritization Guidelines (July 1990) and the Air Toxics "Hot Spots" Information and Assessment Act. The prioritization screening shall be performed in accordance with the California Air Pollution Control Officers Association Air Toxic "Hot Spots" Program guidance. The prioritization screening shall also be conducted consistent with the guidance provided by the Monterey Bay Air Resources District, which will be responsible for determining which facilities based on their prioritization screening score, must perform a health risk assessment. In determining the need to prepare a health risk assessment, the Monterey Bay Air Resources District considers the potency, toxicity, quantity, and volume of hazardous materials released from the facility, the proximity of the facility to potential receptors, and any other factors specific to the facility that indicate that it may pose a significant health risk.* *If a health risk assessment is warranted for a facility based on its prioritization score, the project applicant shall assess the facilities for the potential to expose the public to toxic air contaminants in excess of the applicable thresholds (utilizing an air dispersion modelling program such as AERMOD). As of the time of this writing, the commonly accepted threshold for cancer risk is 10 in a million for carcinogens, and the reference exposure level for non-carcinogens (HI = 1).. Facilities that exceed the applicable threshold(s) have the potential to expose the public to toxic air contaminants*	City of Salinas Community Development Department Monterey Bay Air Resources District	Prior to issuance of building permits or commencing operation of any commercial building/use that would emit toxic air contaminants (such as gas stations or dry cleaning operations)	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	levels that would be considered significant. Facilities that exceed the applicable threshold(s) must incorporate mitigation to reduce the risks from emission of toxic air contaminants to an acceptable level (i.e., to a level that does not exceed the applicable threshold[s]). Potential mitigation includes: reducing the size of the facility area; rearranging the site to reduce the potential for impacts on the nearest sensitive receptors; and utilizing products that reduce the level of toxic air contaminants, or removal of such products from the operational phase of the project.			
Impact 3.1-7: Cumulative impact on the region's air quality	*Implement Mitigation Measures 3.1-1 through 3.1-10.*	See Mitigation Measures 3.1-1 through 3.1-8	See Mitigation Measures 3.1-1 through 3.1-8	
BIOLOGICAL RESOURCES				
Impact 3.2-2: The proposed project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special status in local or regional plans, policies, regulations, or by the CDFW or USFWS - Reptile and Amphibian	***Mitigation Measure 3.2-1:*** *Prior to issuance of grading and/or building permits, the project applicant, assisted by a qualified biologist, shall consult with the USFWS and CDFW to obtain the appropriate regulatory approvals and authorizations regarding CTS. It is anticipated that the applicant would need to coordinate with the USFWS and CDFW on any additional survey needs, beyond the surveys, assessments, and genetic testing that has already been performed on this site for this species, during the consultation process. The surveys, assessments, and genetic testing that has already been performed, in addition to any additional survey needs, will inform what, if any, take authorization is required from CDFW to comply with CESA. Consultation with CDFW and the USFWS shall be conducted well in advance of beginning the surveys and prior to any planned vegetation- or ground-disturbing activities.* *The regulatory approvals are anticipated to include the need to submit an application for incidental take to both the USFWS (Section 7 Consultation) and CDFW (2081 incidental take permit). The project applicant's qualified biologist shall report the conclusions reached through such consultation to the City's Community Development Director. If either USFWS or CDFW determines that an incidental take permit is required, the project applicant shall obtain such a permit before engaging in any grading or other site-*	City of Salinas Community Development Department California Department of Fish and Wildlife U.S. Fish and Wildlife Service Qualified Biologist	Prior to issuance of grading and/or building permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	treatment activities in areas deemed to be viable CTS habitat. *It is anticipated that compensatory mitigation will be necessary for the loss of aquatic habitat associated with the 0.25-acre agricultural basin located on the east side of Natividad Road, approximately 0.4 miles north of East Boronda Road. At a minimum, the restoration and habitat creation of up to 30 acres along Gabilan Creek and 74 acres along Natividad Creek (net of any recreational amenities and public facilities required to facilitate the project) shall include ponded/basin areas that provide aquatic breeding habitat opportunities for CTS within the Specific Plan Area. The required amount of ponded/basin areas shall not be less than the 0.25 acres which is equivalent to the anticipated habitat loss, but the final calculation of aquatic habitat needed to compensate for that loss shall be determined by the USFWS and/or CDFW through the permit process. Additionally, the replacement aquatic habitat shall be designed with similar characteristics as the known 0.25-acre breeding pond including depths of at least five feet, and establishment of submergent and emergent vegetation around the perimeter of the pond/basin. All submergent and emergent vegetation around the pond/basin shall be from mature plantings to ensure that significant vegetation is established in the first year (i.e. no seeding or hydroseeding).* *CTS migration and dispersal functions between breeding and aestivation sites shall be appropriately considered when designing and locating new aquatic breeding habitat within the creek corridors. The final restoration and habitat creation design shall be subject to the approval of the USFWS and CDFW.*	City of Salinas Community Development Department California Department of Fish and Wildlife U.S. Fish and Wildlife Service Qualified Biologist	Prior to issuance of grading and/or building permits	
	***Mitigation Measure 3.2-2:** Prior to issuance of grading and/or building permits, in order to avoid and minimize impacts to California tiger salamander to the extent feasible, the proposed project activities shall be compliant with all Avoidance and Minimization Measures imposed by the USFWS and CDFW during Construction Activities. Examples of standard avoidance and minimization measures include: 1) conducting environmental education training for all construction personnel, 2) having a biologist with an incidental take permit (ITP) for CTS to be responsible for overseeing any hand excavation of burrows using hand-trowels and spades per the*	City of Salinas Community Development	Prior to issuance of grading and/or	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	regulatory agency protocols, 3) erecting drift fencing around the work areas if occurring during the migration/breeding season, 4) inspection of drift fencing by biologist with an ITP every 72 hours during the migration/breeding season 5) installation of pit traps to capture CTS migrating during the rain events with a check twice daily (morning prior to construction start and evening after construction ends), 6) relocation of any CTS found immediately to a site designated by the USFWS and CDFW per protocol; and 7) post construction report. Any disturbance/decommissioning of the basin that is a known breeding site, shall be performed under the direction of the USFWS and/or CDFW. The decommissioning of this basin shall be performed during the non-breeding season. *In addition, the project applicant shall consult with the CDFW to determine if the Project can avoid take. If take cannot be avoided, take authorization would be required prior to initiating ground-disturbing activities to comply with CESA. Take authorization would occur through issuance of an ITP by CDFW pursuant to Fish and Game Code section 2081(b). In the absence of protocol surveys, the applicant can assume presence of CTS within the Plan Area and obtain an ITP from CDFW.*	Department California Department of Fish and Wildlife U.S. Fish and Wildlife Service Qualified Biologist	building permits	
	Mitigation Measure 3.2-3*: Prior to issuance of grading and/or building permits, the project applicant, assisted by a qualified biologist, shall consult with the USFWS and CDFW to obtain the appropriate regulatory approvals and authorizations regarding CRLF. This is anticipated to include the need to submit an application for incidental take to both the USFWS (Section 7 Consultation) and CDFW (2081 incidental take permit). The project applicant's qualified biologist shall report the conclusions reached through such consultation to the City's Community Development Director. If either USFWS or CDFW determines that an incidental take permit is required, the project applicant shall obtain such a permit before engaging in any grading or other site-treatment activities in areas deemed to be viable CRLF habitat.*	City of Salinas Community Development Department California Department of Fish and Wildlife U.S. Fish and Wildlife Service Qualified Biologist	Prior to issuance of grading and/or building permits	
	The Gabilan and Natividad Creek are CRLF habitat and both are anticipated to be expanded through habitat creation/restoration. The restoration and habitat creation include up to 30 acres along Gabilan Creek and 74 acres (net of any recreational amenities and public facilities required to facilitate the project) along Natividad Creek. Given that the creation/restoration is an	City of Salinas Community	Prior to issuance of	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	expansion of habitat beyond what exists presently, it is anticipated that there would be a net increase in CRLF habitat. There is, however, the potential for temporary impacts to CRLF during the creation/restoration effort. The final restoration and habitat creation design shall be subject to the approval of the USFWS and CDFW. ***Mitigation Measure 3.2-4****: Prior to issuance of grading and/or building permits, in order to avoid and minimize impacts to CRLF to the extent feasible, the proposed project activities shall be compliant with all Avoidance and Minimization Measures imposed by the USFWS and CDFW during Construction Activities. Examples of standard avoidance and minimization measures include: 1) conducting environmental education training for all construction personnel, 2) having a biologist with a scientific collecting permit for CRLF to be responsible for overseeing any hand excavation of burrows using hand-trowels and spades per the regulatory agency protocols, 3) erecting drift fencing around the work areas if occurring during the migration/breeding season, 4) inspection of drift fencing by biologist with a scientific collecting permit every 72 hours during the migration/breeding season 5) installation of pit traps to capture CRLF migrating during the rain events with a check twice daily (morning prior to construction start and evening after construction ends), 6) relocation of any CRLF found immediately to a site designated by the USFWS and CDFW per protocol; and 7) post construction report.* ***Mitigation Measure 3.2-5****: Prior to issuance of grading and/or building permits, in order to avoid and minimize impacts to WPT to the extent feasible, the proposed project activities shall be compliant with the following Avoidance and Minimization Measures: 1) conduct environmental education training for all construction personnel, 2) conduct western pond turtle surveys within creek corridors, ponded/basin areas, and irrigation ditches by a qualified biologist, 3) survey upland areas within 0.5 miles of the aquatic features for evidence of nests as well as individual turtles, 4) make a reasonable effort to capture and relocate as many western pond turtles as possible to minimize take, 5) if a nest is observed, move eggs to a suitable location or facility for incubation, and release hatchlings into the creek corridor the following autumn, 6) design habitat elements within the creek corridor to benefit western pond turtle (i.e. include logs or rafts for emergent basking sites, and upland areas adjacent to ponds in a relatively open condition), and 7) post construction report. All survey and/or handling of WPT shall be performed by a qualified biologist in consultation with the*	Development Department California Department of Fish and Wildlife U.S. Fish and Wildlife Service Qualified Biologist	grading and/or building permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	CDFW.			
Impact 3.2-3: The proposed project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special status in local or regional plans, policies, regulations, or by the CDFW or USFWS - Birds	***Mitigation Measure 3.2-6:*** *Building and grading permits and plans issued for development in the project area shall note the following: If construction activities occur during the avian breeding season (February 1 – September 15) then the project proponent shall conduct pre-construction surveys to prevent impacts to nesting birds. No more than 15 days prior to the start of construction a bird survey shall be conducted by a qualified biologist to identify any active nests within the Specific Plan Area, and shall be submitted to the City. If construction stops for a period of 15 days or more during the avian breeding season than an additional bird survey shall be conducted. The biologist will conduct a survey in the Specific Plan Area for all special-status birds protected by the federal and state ESA, MBTA and CFGC. The biologist shall map all nests that are within, and visible from, the Specific Plan Area. If nests are identified, the biologist shall map the location and establish a minimum 300-foot buffer zone around active nests. Construction activity shall be prohibited within the buffer zones until the young have fledged. Nests shall be monitored at least twice per week during the nesting season and a report submitted to the City and CDFW monthly.*	City of Salinas Community Development Department Qualified Biologist California Department of Fish and Wildlife	In conjunction with issuance of building and grading permits and plans	
Impact 3.2-5: The proposed project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special status in local or regional plans, policies, regulations, or by the CDFW or	***Mitigation Measure 3.2-7:*** *Grading and/or building permits and plans issued for development in the project area shall note the following:* • *Monterey Dusky-Footed Woodrat: Any vegetation/ground disturbance to the Gabilan Creek associated with the crossings or restoration should be conducted when woodrats are least likely to breed in October through November. No more than 30 days prior to construction located within 50-feet of Gabilan Creek, a qualified biologist shall conduct a preconstruction survey for Monterey dusky-footed woodrat middens. At the discretion of a qualified biologist, an exclusion buffer shall be established around any woodrat middens that can be avoided, and these exclusion zones shall be fenced as Environmentally Sensitive Areas to protect the nest. If a woodrat midden cannot be avoided, potential dismantling and relocation strategies shall be developed and presented to the*	City of Salinas Community Development Department Qualified Biologist	In conjunction with issuance of building and/or grading permits and plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
USFWS - Mammals	*City of Salinas Community Development Department by a qualified biologist for review and/or approval. Potential dismantling and relocation strategies may include hiring a qualified biologist to dismantle the middens by hand for relocation within the restored/created habitat along Gabilan and Natividad Creeks, or outside of the project site as appropriate. If approved by the City, a qualified wildlife biologist may dismantle only middens within the project site that would be disturbed by construction activities. If young are encountered during dismantling of the midden, any removed material may be replaced and a 50-foot no-disturbance buffer would be established around the active midden. The buffer would remain until young are weaned and are able to disperse on their own accord (typically for a period of 14 days). All removed midden substrate would be collected and relocated to suitable woodland habitat outside of the project footprint. Appropriate personal protective equipment (e.g., respirator, gloves, and Tyvek suit) shall be used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g. hantavirus).* - *Bats: Fifteen days prior to construction activities within 200 feet of potential bat roosting habitat, the project applicant shall retain a qualified biologist familiar with bat biology to perform a preconstruction survey for roosting special-status bats, which shall be submitted to the City. The areas with potential bat roosting habitat include: 1) the three residential complexes located between Natividad Road and Gabilan Creek, 2) the outbuildings/structures located throughout the Specific Plan Area, and 3) Gabilan Creek. The survey shall include a minimum of one daytime and one evening survey. The survey shall cover the trees, structures, and debris located within these complexes. If active roosting is observed, removal of the tree or building shall be avoided until the bats can be excluded. All active non-maternity roosting sites shall be fitted with passive exclusion devices, such as one-way flaps or doors, and all bats shall be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost (minimum of five days), crews shall be allowed to continue work in the area. If a maternity roosting site is discovered, a minimum 50-foot buffer shall be established around*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	the roost. The project applicant shall consult with the qualified biologist in order to determine if a greater buffer is warranted based on the bat species, roost location, and specific construction activities to be performed in the vicinity. The buffer shall stay in effect until all young are determined to be volant (i.e., able to fly and feed independently) by a qualified biologist. Once it is determined that all young are volant (generally by August 1st), passive exclusion devices shall be installed and all bats shall be allowed to leave voluntarily. Once it is determined by the qualified biologist that all bats have left the roost (minimum of five days), crews shall be allowed to work within the buffer zone. Project Improvement Plans will include this measure as a note in the plans.			
Impact 3.2-7: The proposed project has the potential to have substantial adverse effect on federally - or state- protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	***Mitigation Measure 3.2-8:*** *Prior to grading/building permit issuance in an area that would disturb the Gabilan Creek, Natividad Creek (and its tributaries), the project applicant shall obtain jurisdictional determinations from the USACE, RWQCB, and CDFW for the creeks and ditches that are proposed to be disturbed. The creeks are confirmed jurisdictional and authorization for fill from the regulatory agencies (USACE-404 permit, RWQCB-Procedures for the Discharge of Dredged or Fill Material to Waters of the State and 401 certification, CDFW-1600 Streambed Alteration Agreement) will be necessary. The irrigation ditches are anticipated to be exempt. If these regulatory agencies concur that these irrigation ditches are exempt, then no further mitigation is necessary for the irrigation ditches. If it is determined that these ditches are not exempt, authorization for fill from the regulatory agencies (USACE-404 permit, RWQCB-Procedures for the Discharge of Dredged or Fill Material to Waters of the State and 401 certification, 1600 Streambed Alteration Agreement) will be necessary. At a minimum, the project applicant shall replace on a "no net loss" basis (minimum 1:1 ratio) the acreage and function of all wetlands and other waters that would be removed, lost, or degraded as a result of project implementation or operations, although a higher mitigation measure may be required by the USACE, RWQCB, and CDFW through their permitting processes. It is anticipated that the restoration of Gabilan and Natividad Creeks will result in up to 104 acres of wetland and riparian habitat creation (net of any recreational amenities and public facilities required to facilitate the project), which will serve as onsite mitigation; however, a mitigation plan must be submitted and approved by the USACE, RWQCB, and CDFW through the permitting processes conducted pursuant to Clean Water Act Sections 401 and 404, Fish and Game Code Section 1600, and State Water Board*	City of Salinas Community Development Department U.S. Army Corps of Engineers Regional Water Quality Control Board California Department of Fish and Wildlife	Prior to grading / building permit issuance in an area that would disturb the Gabilan Creek, Natividad Creek	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Procedures for the Discharge of Dredged or Fill Material to Waters of the State.			
CULTURAL AND TRIBAL RESOURCES				
Impact 3.3-1: Project implementation may cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5	***Mitigation Measure 3.3-1:*** *Grading and/or building permits and plans for development in the project area shall note the following: In the event that evidence of archaeological or historical features or deposits (e.g., ceramic shard, trash scatters, lithic scatters) are uncovered (discovered) during excavation and/or grading, all work shall stop in the area of the find until an appropriate avoidance or data recovery program can be developed and implemented by a qualified archaeologist. This archaeologist shall determine whether the uncovered deposits or features qualify as either "historical resources" within the meaning of CEQA Guidelines section 15064.5, subdivision (a), "unique archaeological resources" as defined in Public Resources Code section 21083.2, subdivision (g), or "tribal cultural resources," as defined in Public Resources Code section 21074. If historical resources, unique archaeological resources, or tribal cultural resources are present, the project proponent shall preserve any such resources in place if feasible as determined by the City Planner and/or implement any other feasible mitigation measures identified by the archaeologist and approve and imposed by the City. In assessing whether avoidance is feasible, the City Planner shall consider project design, logistics, and cost considerations. All costs associated with the City's Planner's determination of project design, logistics and cost considerations shall be borne by the developer/applicant. Avoidance is infeasible where it would preclude the construction of important structures or infrastructure or require exorbitant expenditures. Recommended mitigation measures shall be reviewed by the City Planner and shall be approved if feasible in light of project design, logistics, and cost considerations and, if approved, shall be implemented and completed prior to commencing further work for which grading or building permits were issued, unless otherwise directed by the City Planner. Data recovery, including photo documentation, excavation and recovery, laboratory analysis, etc., shall be an option if preservation in place is infeasible. Where resources have been determined to be "unique archaeological resources" but not "historical resources" or "tribal cultural resources," the project proponent's obligations shall be limited as set forth in Public Resources Code section 21083.2, subdivisions (d), (e), and (f). Grading/building permits and plans shall note this measure.*	City of Salinas Community Development Department Qualified Archaeologist	In the event that evidence of archaeological or historical features or deposits (e.g., ceramic shard, trash scatters, lithic scatters) are uncovered (discovered) during excavation and/or grading	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
Impact 3.3-2: Project implementation may cause a substantial adverse change in the significance of archaeological resource pursuant to CEQA Guidelines §15064.5	*Implement Mitigation Measure 3.3-1.*	See Mitigation Measure 3.3-1	See Mitigation Measure 3.3-1	
Impact 3.3-3: Project implementation may directly or indirectly destroy a unique paleontological resource	***Mitigation Measure 3.3-2:*** Grading and/or building permits and plans for development in the project area shall note the following: *If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Salinas shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where the resource could be curated and displayed for public education purposes.*	City of Salinas Community Development Department Qualified Paleontologist	If paleontological resources are discovered during the course of construction	
Impact 3.3-4: Project implementation may disturb human remains, including those interred outside of formal cemeteries	***Mitigation Measure 3.3-3:*** *Grading and/or building permits and plans for development in the project area shall note the following: If human remains are found during construction within the Specific Plan Area, or at off-site infrastructure improvement locations, there shall be no further excavation or disturbance of the area of the find or any nearby area reasonably suspected to overlie adjacent human remains until a qualified archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if:* *a) the Native American Heritage Commission is unable to identify a*	City of Salinas Community Development Department Monterey County Coroner Native American Heritage Commission	If human remains are discovered during the course of construction within the Specific Plan Area	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; *b) the descendent identified fails to make a recommendation; or* *c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.*			
Impact 3.3-5: Project implementation may cause a substantial adverse change in the significance of a tribal cultural resource	*Implement mitigation measures 3.3-1 through 3.3-3.*	See Mitigation Measures 3.3-3 and 3.3-4	See Mitigation Measures 3.3-3 and 3.3-4	
GREENHOUSE GASES AND CLIMATE CHANGE				
Impact 3.4-1: Potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	***Mitigation Measure 3.4-1:*** *Prior to the approval of the tentative maps, conditional use permits or site plan review, as applicable, the project applicant shall prepare a Greenhouse Gas Reduction Plan (GGRP) aimed at achieving specific performance standards. The GGRP may be prepared pursuant to CEQA Guidelines section 15183.5(b) and shall include the following:* *1) The GGRP shall, if feasible, achieve a per capita operational emissions level of 1.44 MT CO2e/service population/year by year 2040, and 0.80 MT CO2e/service population/year by year 2050.* *2) Calculation of GHG emissions projection using an acceptable modeling tool such as the most recent version of CalEEMod.* *GHG reduction measures may include building and site energy reduction measures, measures to reduce project-generated vehicle miles traveled, or other measures. Off-site measures such as participation in a community-wide GHG reduction program(s), if any are adopted, or payment of GHG reduction fees (carbon offsets) into a qualified existing program, may be considered after all feasible on-site reduction measures are considered. Any carbon offsets must be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such offsets shall be based on protocols*	City of Salinas Community Development Department	Prior to the approval of the tentative maps and development review permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	consistent with the criteria set forth Section 95972, subdivision (a) of Title 17 of the California Code of Regulations, and shall not include offsets originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City and/or the Monterey Bay Air Resources District (MBARD). Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the CAPCOA GHG Rx and any program adopted the MBARD. The effectiveness of the GHG reduction measures included in the GGRP must be verifiable based on evidence presented in the GGRP. Representative GHG reduction measures which may be considered may include, but are not limited to: • *Measures identified by the California Air Pollution Control Officers' Association in Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures or updates to this document as may occur from time to time.* • *Applicable measures identified in guidance from MBARD, if any, and/or in guidance provided by the California Air Resources Board, other regional air districts such as the Bay Area Air Quality Management District, Sacramento Metropolitan Air Quality Management District, San Luis Obispo County Air Pollution Control District, or other agencies with adopted GHG reduction guidance that is applicable on the date the project application is deemed complete by the City.* *If the project applicant concludes that sufficient feasible GHG reduction measures are unavailable to reduce GHG emissions to below the threshold of significance (i.e., per capita operational emissions level of 1.44 MT CO2e/service population/year by 2040, and 0.80 MT CO2e/service population/year by 2050), the project applicant shall include substantial evidence in the GGRP to this effect. The GGRP shall be subject to review and approval of the City of Salinas Community Development Department prior to*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	approval of the tentative map or development review application, as applicable. Where the applicant concludes that the GGRP meets the threshold of significance, the Community Development Department shall determine whether, in its independent judgment, the GGRP actually does meet the threshold of significance, and shall ensure that all proposed measures will be effective and enforceable. In determining whether, as the applicant may assert, sufficient feasible GHG reduction measures are unavailable to reduce GHG emissions to below the threshold of significance, the Community Development Department shall determine, in its independent judgment, whether there might be additional feasible measures, including qualifying carbon offsets, available to meet the thresholds of significance. In making this determination, the Community Development Department shall consider the feasibility of imposing additional measures, including requiring the applicant to purchase any additional qualifying carbon offsets that might be available in the marketplace or through development of a local or regional program that could produce additional qualifying offsets. "Feasibility" in this context shall focus on the technical viability and overall cost of such additional measures, including carbon offsets, and, specifically, whether such measures (i) are technologically feasible, (ii) would substantially increase the cost of proposed housing, or (iii) would render the proposed project economically infeasible within the meaning of CEQA case law such as Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587, 598-601. After the Community Development Department has approved a GGRP, the GGRP shall be forwarded to the City Planning Commission for its consideration and potential approval. The Planning Commission shall consider the GGRP at a noticed public hearing or meeting at which public testimony shall be considered. Any decision of the Planning Commission approving, conditioning, or denying a GGRP may be appealed to the City Council within 10 days of the Planning Commission decision. Upon appeal, the City Council shall consider the GGRP at a noticed public hearing or meeting at which public testimony shall be considered. *Implementation of this mitigation measure shall not be required if the City has a qualified GHG reduction plan in place on the date a future individual project application subject to the GHG reduction plan is deemed complete, the qualified GHG reduction plan reflects the most recent legislatively-adopted GHG reduction targets (e.g., the 2030 target set by SB 32), includes*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	an inventory of projected GHG emissions from development within the Plan Area, and includes GHG reduction measures applicable to development within the Plan Area whose implementation is required as a condition of approval of such projects.			
Impact 3.4-2: Potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	*Implement Mitigation Measure 3.4-1.*	See Mitigation Measures 3.4-1	See Mitigation Measures 3.4-1	
Impact 3.4-4: Cumulative impact on climate change from increased project-related greenhouse gas emission		See Mitigation Measures 3.4-1	See Mitigation Measures 3.4-1	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.5-1: Potential to 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	***Mitigation Measure 3.5-1:*** *Prior to issuance of grading permits or building permits, (including the issuance of demolition permits for agricultural support buildings) as applicable, the applicant shall hire a qualified consultant to:* *1) Provide a final evaluation of the soils around the agricultural operations support buildings (residences, warehouses, barns, etc.) before they are demolished. If toxic levels of residual agrichemicals or surface staining are found, the contaminated soil shall be excavated and disposed of at an off-site disposal facility permitted to accept such waste. Any contaminated areas shall be remediated by the project applicant in accordance with recommendations made by the Monterey County Health Department Hazardous Materials Management Services, Regional Water Quality Control Board, Department of Toxic Substances Control, or other appropriate federal, State, or local regulatory agencies.* *2) Investigate structures for asbestos-containing materials and lead. If asbestos-containing materials and/or lead are found in the buildings, or around the perimeters of the foundations if structures have*	City of Salinas Community Development Department	Prior to issuance of grading permits or building permits, (including the issuance of demolition permits for agricultural support buildings) as applicable	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	already been removed, a Cal-OSHA certified ACBM and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with U.S. EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. Any ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility. *In addition, any construction activity that involves the disturbance or removal of building materials or structures must be thoroughly inspected for asbestos by a California Certified Asbestos Consultant (CAC) prior to the construction activity, as regulated by the Federal EPA Asbestos NESHAP (National Emission Standards of Hazardous Air Pollutants) and Air District Rule 424. Work to remove any regulated quantities of asbestos must be notified to the Air District at least 10 working days prior to the beginning of work.* *Any load-bearing removal in the structures is defined as a demolition activity by the Federal EPA Asbestos NESHAP regulation and District Rule 424. This activity must also be notified to the Air District at least 10 working days prior to the beginning of work.* *3) The two known gasoline USTs located on APNs 211-013-003 or -010 and -011 and APN 153-091-001 shall require proper removal in accordance with Monterey County permit requirements prior to planned development. Any unused fuel and oil ASTs and containers located in the vicinity of the agricultural buildings and equipment yards shall be properly removed and recycled or disposed of. Any associated petroleum hydrocarbon subsurface impacts associated with the USTs, ASTs and fuel and oil containers/storage areas shall require proper removal in accordance with all applicable regulatory requirements and recommendations by the Monterey County Health Department Hazardous Materials Management Services, Regional Water Quality Control Board, Department of Toxic Substances*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Control, or other appropriate federal, State, or local regulatory agencies. 4) *Investigation and reporting for Polychlorinated biphenyls (PCBs) related soil impacts (associated with pole-mounted transformers) at the fenced former substation located on the southern portion of APN 211-013-012 shall be required prior to disturbance of the area. Soil sampling and analytical testing shall be required to determine if subsurface impacts require further assessment or remediation prior to planned development. If the investigation and analytical results of the soil samples determines the soils contain threshold levels of PCBs, materials must be disposed of as a hazardous waste and shall require proper removal in accordance with all applicable regulatory requirements and recommendations by the Monterey County Health Department Hazardous Materials Management Services, Regional Water Quality Control Board, Department of Toxic Substances Control, or other appropriate federal, State, or local regulatory agencies.* 5) *Observations and a screening level Phase II ESA soil sampling and analytical testing shall be completed for APNs 211-013-003, -007, -010 and -011 prior to any development approvals. Any contaminated areas shall be remediated by the project applicant in accordance with recommendations made by the Monterey County Health Department Hazardous Materials Management Services, Regional Water Quality Control Board, Department of Toxic Substances Control, or other appropriate federal, State, or local regulatory agencies.*	City of Salinas Community Development Department Monterey County Health Department	Prior to the issuance of grading permits	
	Mitigation Measure 3.5-2: *Prior to the issuance of grading permits, existing water wells within the grading area shall be destroyed under permit from the City of Salinas and/or the Monterey County Health Department, as applicable. Any destruction of these facilities shall be in accordance with the Monterey County Well Standards for Abandonment/Destruction. The project applicant shall provide the City of Salinas with a copy of the permit and a report or other information documenting the appropriate destruction of*	City of Salinas Community Development Department Monterey County Health Department	Prior to the issuance of building permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	these facilities. ***Mitigation Measure 3.5-3:** Prior to the issuance of building permits, the water well or wells that will be providing water for the applicable portion of the Specific Plan Area, shall be constructed and tested for water quality under permit from the Monterey County Health Department. The project applicant shall provide the City of Salinas with a copy of the permit and a report or other information documenting the appropriate construction and operation of these facilities.*			
Impact 3.5-2: Create a significant hazard to school sites due to siting or the placement of infrastructure	***Mitigation Measure 3.5-4:** The property line of all school sites (even if it is a joint use agreement as described in subsection (o) of § 14010) shall be at least the following distance from the edge of respective power line easements as identified in the California Code of Regulations Title 5, Article 2. School Sites § 14010, Standards for School Site Selection (c):* • *100 feet for power lines that are between 50 and 133 kV.*	City of Salinas Community Development Department	Prior to approval of improvement plans for any school site	
HYDROLOGY AND WATER QUALITY				
Impact 3.6-1: The proposed project has the potential to violate water quality standards or waste discharge requirements during construction	***Mitigation Measure 3.6-1:** Prior to issuance of grading permits, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the City of Salinas prior to submitting to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed to be effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and shall not preclude the use of equally or more effective new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Salinas. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB or the*	City of Salinas Public Works Department Regional Water Quality Control Board	Prior to issuance of grading permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	City of Salinas.			
Impact 3.6-2: The proposed project has the potential to violate water quality standards or waste discharge requirements during operation	***Mitigation Measure 3.6-2:*** *Prior to the issuance of grading permits, the project proponent shall submit to the Salinas Public Works Department the project Improvement Plans. The Improvement Plans shall be consistent with the City's Development Standards, Standard Plans, and current NPDES permit requirements at the time of permitting. The NPDES permit granted to the City of Salinas by the Central Coast RWQCB (RWQCB – Central Coast Region, 2019) requires the following:* *I. Erosion and Sediment Control BMPs – Erosion control and sediment control BMPs shall be designed, installed, and maintained to reduce the discharge of pollutants from construction sites to the maximum extent practical (MEP) and protect water quality;* *II. Erosion and sediment from slopes and channels shall be controlled by implementing an effective combination of erosion control (source control) and other sediment control BMPs; and* *III. Soil Stabilization – Stabilization of disturbed areas shall, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased.* *Additionally, the Improvement Plans shall be consistent with the requirements of the City's most current Stormwater Development Standards for New and Redevelopment Projects. The City of Salinas Stormwater Standards for New and Redevelopment Projects (City of Salinas, 2013) require the following practices:* *I. Limit disturbance of creeks and natural drainage features and provide setbacks according to the City's latest NPDES permit;* *II. Minimize compaction of highly permeable soils; and* *III. Limit clearing and grading of native vegetation to the minimum needed to build the project and provide fire*	City of Salinas Public Works Department	Prior to the issuance of grading permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	protection.			
	***Mitigation Measure 3.6-3:** Prior to the approval of site improvement plans, the project applicant shall submit to the Salinas Public Works Department a Stormwater Control Plan detailing plans and calculations for water quality best management practices (BMPs) and water quality detention/retention basins designed to meet the applicable regulatory requirements and to reduce contaminant loadings to receiving waters to the maximum extent practicable.* *The approved Stormwater Control Plans shall be submitted to the Central Coast RWQCB through SMARTS as part of the project's SWPPP permit documents.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	***Mitigation Measure 3.6-4:** Prior to the approval of site improvement plans, the project applicant shall submit to the Salinas Public Works Department a Stormwater Control Plan detailing plans and calculations for operational water quality best management practices (BMPs) and water quality detention basins designed to prevent to the maximum extent practicable the creation of new sources of polluted runoff. Operational water quality BMPs may include extended detention basins, wet ponds/detention basins, porous pavement, inlet filters, vegetative BMPs, underground infiltration systems, vegetative swales, or storm drain stenciling and posting of signage. The detailed plans and calculations shall be subject to review and approval by the Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	***Mitigation Measure 3.6-5:** Prior to the approval of site improvement plans, the project applicant shall submit a Hydrologic study as part of the Stormwater Control Plan to the Salinas Public Works Department detailed plans and calculations for supplemental retention and peak flow control. BMPs will be designed to meet regulatory requirements and to reduce peak flows during storm events below peak flows under pre-project conditions. The detailed plans and calculations shall be subject to review and approval by the Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
Impact 3.6-3: The proposed project has the potential to substantially deplete groundwater supplies or interfere substantially with groundwater recharge	***Mitigation Measure 3.6-6:*** *Prior to the approval of site improvement plans, the project applicant shall site, and design and include an Operation and Maintenance Plan for stormwater retention/infiltration basins and infiltration promoting BMPs sufficient to assure that there is no reduction in groundwater recharge. In order to assure there is no reduction in recharge, the plan shall result in circumstances which maintain infiltration to support baseflow and interflow to wetlands and surface waters, and deep vertical infiltration to groundwater. The site, design, and installation shall be consistent with the requirements of the City's Stormwater Development Standards for New and Redevelopment Projects. The contents of the site, landscaping (ground cover, bushes and trees, etc.) and irrigation (as applicable), design, and installation shall be included in a Stormwater Control Plan. The Stormwater Control Plan shall be reflected on the Improvement Plans and subject to review and approval by the Salinas Public Works Department and the City Planner. All basins shall be designed to have a natural appearance through the use of varied bank slopes (through grading) and appropriate landscaping (ground cover, bushes, trees, etc.) and irrigation (as applicable). A landscaping plan, irrigation plan and maintenance plan (all prepared by a qualified professional) shall be submitted for the review and approval of the Public Works Department and the City Planner.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.6-7: *Prior to the approval of site improvement plans, the project applicant shall site, design, and include an Operation and Maintenance Plan for post-construction BMPs and supplemental stormwater detention basins in accordance with City of Salinas stormwater development standards. Maintenance procedures (including frequency of procedure, cleaning schedules; applicant responsibility for each procedure, performance standards, or other means) and funding mechanisms shall be established for those facilities to assure adequate long-term performance and success in treating the water and controlling infiltration into the groundwater. The Improvement Plans and Operation and Maintenance Plan shall be subject to review and approval by the Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
Impact 3.6-6: Place housing or structures that would impede/redirect flows within a 100-year, or 200-year flood	***Mitigation Measure 3.6-8:*** *Prior to the approval of site improvement plans, the project applicant shall submit an application for a letter of map revision based on fill (LOMR-F) to the City of Salinas floodplain administrator and FEMA with pertinent information and studies for approval that indicates no*	City of Salinas Public Works Department	Prior to the approval of site improvement	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map	*building construction would take place within remapped FEMA flood zones AE and A and that no changes to the regulated floodway will result in an increase in the base flood elevation or impact the downstream waterways.*		plans	
	Mitigation Measure 3.6-9: *Prior to the approval of site improvement plans, the project applicant shall submit for review and approval by the Salinas Public Works Department detailed grading plans and calculations designed to place enough fill onto the shaded Zone X area as to raise the land surface elevation above the base flood elevation so that flooding hazards are minimized to a FEMA flood standard. The project applicant shall submit an application for a LOMR-F to the City of Salinas floodplain administrator and FEMA with pertinent information for approval.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.6-10: *Prior to the approval of site improvement plans, the project applicant shall submit for review and approval by the Salinas Public Works Department and the City Planner, detailed plans, calculations, landscaping (and irrigation, as applicable) plans, and design basis reports for creek corridor restoration, including detention/retention/water quality basins, within the flood hazard extents identified as Zones A and AE that provide assurances that during large storm events, creek flows and sediment transport from upstream sources are not impeded at the same time as when the adjacent basins are at or near capacity. The design basis reports for creek corridor restoration shall also be submitted to the USACE, USFWS, and RWQCB and any required permitting processed prior to City approval. All basins shall be designed to have a natural appearance through the use of varied bank slopes (through grading) and appropriate landscaping (ground cover, bushes, trees, etc.) and irrigation (as applicable). A landscaping plan, irrigation plan and maintenance plan (all prepared by a qualified professional) shall be submitted for review and approval of the Public Works Department and the City Planner.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.6-11: *Prior to the approval of site improvement plans, the project applicant shall submit a Stormwater Control Plan that provides sufficient supporting documentation and calculations to the Salinas Public Works Department to address sediment transport issues of fine-grained materials from upstream and local sources that could clog*	City of Salinas Public Works Department	Prior to the approval of site improvement	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	infiltration capacities and could fill required storage space within the stormwater basins at the downstream boundaries of the project area to the extent practicable. *The calculations to address these sediment transport issues may include:* • *A streamflow and sediment transport (bedload and suspended sediment) data collection monitoring program that begins one- to two-years pre-construction and continues through a mandated post-project timeframe and would provide volumetric information for calculations related to the potential for sediment deposition.* • *Pre-project measurements could be used to estimate sediment loading, which could inform the design of mitigation measures and enable estimates of maintenance frequencies needed ensure ongoing efficacy of the measures. During project execution and after project completion, measurements of bedload and suspended sediment in the channel at the downstream boundary of the project could be used to verify performance of sediment management measures and avoidance of associated sediment transport impacts.* • *The United States Geological Survey gage record on Gabilan Creek (#11152600) contains limited suspended sediment data that was collected in March and April of 2017. These data could be used to compare to and/or validate measurements obtained via field data collection.* *Strategies and measures to address these sediment transport issues may include:* • *Bioretention Basins: Bioretention basin features provide multiple water quality functions for stormwater systems, including performing as depositional areas for sediments that settle and get trapped in the bioretention media.* *An operations and maintenance plan shall be used to address specific*		plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	maintenance requirements related to sediment accumulation, such that basin media remediation would take place when a threshold condition (such as a certain amount of sediment accumulation on the basin floor) is reached. For instance, if sediment deposition exceeds a depth of 2-inches, even a small patch, the sediment would require removal to keep the basin functioning properly. *Furthermore, the functional lifespan of bioretention media (mulch, soils, drain rock, underdrain) is generally about 15 years. Annual monitoring reports could be used to track basin performance under varying wet season conditions and used to guide media replacement timing.* • *Treatment Wetlands: Treatment wetlands are designed to mimic the natural infiltration, nutrient cycling, habitat, and a myriad of other important ecological functions provided by natural wetlands. Treatment wetlands could be constructed at storm drain outfall locations or adjacent to or off-channel from a creek channel. Wetlands could vary between those that are highly designed and may need relatively high levels of maintenance to more naturally based designs that may need more limited maintenance, each with varying levels of treatment potential.* *Treatment performance is a function of wetland to watershed ratio, wetland treatment design, area hydrology, hydraulic residence time, and source pollutants. The preferred residence time through wetlands varies based on vegetation type and quantity, water depth, temperature, and design flow rates. Having a lower design flow rate can result in longer hydraulic residence time, which is preferred particularly at the start of a rainy season, since the "first flush" volume of stormwater runoff will generally contain the highest concentrations of pollutants. Treatment wetland design generally considers dry season irrigation return flows and first flush principles.* • *Vegetated Banks/Riparian Corridor: Trees and other riparian corridor vegetation appropriate to the environment, such as willows, could*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	grow rapidly on channel banks and trap sediments, removing sediment from streamflows as well as from local surface runoff. • *Floodplains: Floodplains provide one of the most important storage spaces for sediment as it moves discontinuously through a watershed. Naturally functioning floodplains generally extend laterally past the immediate riparian buffer zone into relatively flat areas. Floodplain access could be provided by bank and channel grading at specified design storm flows. The rate of sediment deposition on floodplains is largely dependent on the frequency of inundating flows, the suspended sediment loads in the river, available floodplain area, and presence of vegetation.*			
	Mitigation Measure 3.6-12: *Prior to the approval of site improvement plans, the project applicant shall provide an Operation and Maintenance Plan as part of the Stormwater Control Plan with sufficient supporting documentation and calculations for review and approval by the Salinas Public Works Department demonstrating that risks associated with reduction of infiltration capacity in the detention/retention/water quality basins shall be minimized to the maximum extent practicable.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.6-13: *Prior to the approval of site improvement plans, the project applicant shall provide the Salinas Public Works Department with sufficient supporting documentation and calculations that the risks associated with basin embankment side slope failure because of the non-cohesive nature of Gabilan and Natividad Creek corridor sediments will be minimized to the extent practicable.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.6-14: *Prior to the approval of site improvement plans, the project applicant shall provide operations, maintenance, and SWPPP procedures for review and approval by the Salinas Public Works Department such that any detention/retention/water quality basin issues associated with sedimentation or loss of infiltration capacities are addressed by the operations, maintenance, and SWPPP procedures. Should the Salinas Public Works Department find that sedimentation or loss of infiltration capacities are addressed and subsequently approve the operations,*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	maintenance, and SWPPP procedures, the applicant shall implement the procedures through the lifetime of the project. ***Mitigation Measure 3.6-15:*** *Prior to the approval of site improvement plans, the project applicant shall provide the Salinas Public Works Department with operations, maintenance, and SWPPP procedures such that any detention/retention/water quality basin issues associated with embankment side slope failures are addressed by the operations, maintenance, and SWPPP procedures. Should the Salinas Public Works Department find that any detention/retention/water quality basin issues associated with embankment side slope failures are addressed and subsequently approve the operations, maintenance, and SWPPP procedures, the applicant shall implement the procedures through the lifetime of the project.* *All basins shall be designed to have a natural appearance through the use of varied bank slopes (through grading) and appropriate landscaping (ground cover, bushes, trees, etc.) and irrigation (as applicable). A landscaping plan, irrigation plan and maintenance plan (all prepared by a qualified professional) shall be submitted for review and approval of the Public Works Department and the City Planner.*	City of Salinas Public Works Department	Prior to the approval of site improvement plans	

4.0 FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
NOISE				
Impact 3.7-2: The proposed project has the potential to increase noise levels associated with construction activities	***Mitigation Measure 3.7-1:*** *Prior to the approval of site improvement plans and respective permits, plans shall note that construction activities shall adhere to the requirements of the City of Salinas Municipal Code with respect to hours of operation.*	City of Salinas Community Development Department	Prior to the approval of site improvement plans	
	Mitigation Measure 3.7-2: *Prior to the approval of site improvement plans and respective permits, plans shall note that all equipment shall be fitted with factory equipped mufflers and in good working order. All stationary noise generating equipment (i.e. generators) shall be located at least 200 feet from a sensitive receptor. All construction staging areas shall be located at least 200 feet from a sensitive receptor.*	City of Salinas Community Development Department	Prior to the approval of site improvement plans	
Impact 3.7-4: The proposed project has the potential to expose new sensitive receptors to excessive transportation noise	***Mitigation Measure 3.7-3:*** *Prior to the approval of site improvement plans and respective permits, the plans shall note the location, design, and construction details of the eight-foot to nine-foot tall sound walls and/or landscaped berm/wall combinations, as applicable, that will be constructed along the primary Specific Plan Area roadways, adjacent to proposed residential dwellings, in order to achieve the City's exterior noise standards. At the City's discretion, wall heights which achieve the City's conditionally acceptable 60-70 dB L_{dn} noise standard may be allowed. See the Draft EIR Table 3.7-14 for specific noise barrier/wall heights along each roadway. Additionally, at the City's discretion, alternative noise reduction measures which achieve the City's conditionally acceptable 60-70 dB L_{dn} noise standard may be allowed. Alternative noise reduction measures, such as building orientation and use of noise-attenuating features, can be utilized provided that a site-specific acoustical analysis is conducted that demonstrates that the alternative methods would ensure that noise levels do not exceed the City's conditionally acceptable 60-70 dB L_{dn} noise standard.* *Noise barrier walls shall be constructed of concrete panels, concrete masonry units, stucco or manufactured materials (with a density of four pounds per square foot or greater), earthen landscaped berms, or any combination of these materials as determined appropriate by the City of Salinas based upon the standards contained in the Central Area Specific Plan and the Salinas Zoning Code, as applicable. The design/appearance of the wall is subject to*	City of Salinas Community Development Department	Prior to approval of improvement plans and respective permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	the design approval by the City of Salinas to ensure that it is visually pleasing. Wood is not permitted due to eventual warping and degradation of acoustical performance. The walls shall not have gaps or penetrations which allow sound to flank through or around the walls. Small gaps which may occur using materials such as "keystone" blocks shall be avoided. Additionally, in accordance with Section 5-03.19 of the City's Municipal Code, best management practices shall be incorporated into the sound wall design in order to control graffiti and/or mitigate the potential impacts of graffiti. These graffiti prevention best management practices may include, without limitation: *(1) The use or the installation and maintenance of ant-graffiti materials and surface treatments approved by the City on likely graffiti-attracting surfaces.* *(2) Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.* *(3) Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.* *(4) Immediate removal of graffiti by appropriate means within seventy-two hours.* *(5) Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).* *(6) Authorizing right of access by city employees or contract agents to remove graffiti if not removed within specified time periods.* *(7) Supplying the city at its request with paint (of the appropriate color and type), cleaning agents, and/or other materials acceptable to the city to abate or to deter graffiti.* *(8) Other requirements, as deemed reasonably feasible by the city planner, to deter, to protect or to reduce the potential for graffiti*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	defacement.			
	Mitigation Measure 3.7-4: *Prior to the approval of building permits, the first row of residential dwellings located along E. Boronda Road and Constitution Boulevard shall include windows having a Sound Transmission Class (STC) 35, or higher, rating installed in second floor facades and rooms that have windows or doors that abut or face E. Boronda Road and/or Constitution Boulevard. Exterior walls shall also require 3-coat stucco and RC-channels, sheathing, or another acceptable construction application that effectively attenuates noise intrusion to the interior of the house. The exterior wall specifications would specifically apply to the first row of homes that abut or face E. Boronda Road and/or Constitution Boulevard and only apply to the facades facing these roadways. The specifications do not apply to single story homes, or the first floor of a two-story home, both of which are attenuated by the sound wall. These requirements shall be included in the building plans for the specific dwelling units and noted on the building permits. A detailed analysis of any additional interior mitigation measures shall be conducted when building plans are available and prior to building permit issuance to verify these requirements. These requirements shall also be noted in the site improvement plans prior to approval by the City.*	City of Salinas Community Development Department	Prior to approval of building permits	
	Mitigation Measure 3.7-5: *Prior to the approval of building permits, mechanical ventilation shall be required in the first row of all residential dwellings that abut E. Boronda Road and Constitution Boulevard, as desired for acoustical isolation, to keep their doors and windows closed and still maintain acceptable interior temperature and noise levels. This requirement shall be included in the building plans for the specific dwelling units and noted on the building permits. This requirement shall also be noted in the site improvement plans prior to approval by the City.*	City of Salinas Community Development Department	Prior to approval of building permits	
Impact 3.7-5: The proposed project has the potential to expose sensitive receptors to substantial noise from proposed park and school uses	***Mitigation Measure 3.7-6:*** *Prior to the approval of site improvement plans, as applicable, when parks or play areas are located near residential uses, the center of active play areas, such as football fields, soccer fields or other athletic fields, shall be located at a minimum distance of 90-feet from the nearest residential property lines. Large active play areas shall comply with the 60 dB* L_{eq} *and 70 dB* L_{max} *standards, and shall include these further noise level evaluations during the design phases of future park areas.*	City of Salinas Community Development Department	Prior to the approval of site improvement plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Parks shall be designed such that residences front, or side in limited locations where approved by the City Planner, to the park. Minimum 6-foot tall sound walls and/or landscaped berms shall be constructed where school site directly abuts a residential property line in instances where site design (i.e., minimum distances, siting of activity areas, etc.) cannot achieve the 60 dB L_{eq} *and 70 dB* L_{max} *noise standards. No wall shall be required where residential uses are fronted towards a park or school site and separated by a roadway or a walkway.* *Noise barrier walls shall be constructed of concrete panels, concrete masonry units, stucco or manufactured materials (with a density of four pounds per square foot or greater), earthen landscaped berms, or any combination of these materials as determined appropriate by the Salinas Public Works Department and the City Planner. The design/appearance of the walls is subject to the design approval by the Salinas Public Works Department and the City Planner based upon the standards contained in the Central Area Specific Plan and the Salinas Zoning Code, as applicable to ensure that it is visually pleasing. Wood is not permitted due to eventual warping and degradation of acoustical performance. The walls shall not have gaps or penetrations which allow sound to flank through or around the walls. Small gaps which may occur using materials such as "keystone" blocks shall be avoided. Additionally, in accordance with Section 5-03.19 of the City's Municipal Code, best management practices shall be incorporated into the sound wall design in order to control graffiti and/or mitigate the potential impacts of graffiti (see Mitigation Measure 3.7-3 for further discussion of best management practices).*			
Impact 3.7-6: The proposed project has the potential to expose sensitive receptors to substantial noise from proposed commercial mixed-uses	***Mitigation Measure 3.7-7:*** *Prior to the approval of development review permits, the plans shall demonstrate: where mixed use commercial, business professional, office, or similar uses face residential uses or where loading docks or truck circulation routes face residential areas, the following measures shall be included in the project design:* • *All HVAC equipment shall be located within mechanical rooms where possible or shielded from view with solid or grated barriers;* • *Emergency generators shall comply with the City's noise criteria at the nearest noise-sensitive receivers;*	City of Salinas Community Development Department	Prior to the approval of development review permits	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	- *Delivery/loading activities shall comply with the Salinas Zoning Code standards and regulations; and* *The applicant shall submit a noise study to verify that the appropriate noise control measures have been incorporated into the project design and will achieve compliance with the City's noise level standards.*			
Impact 3.7-7: The proposed project has the potential to expose sensitive receptors to substantial noise from proposed well sites	***Mitigation Measure 3.7-8:*** *The potential well sites are shown in the Specific Plan. The actual wells are subject to the approval of a Conditional Use Permit (CUP) by the City pursuant to the requirements of the Salinas Zoning Code and the Central Area Specific Plan. The potential well sites and the CUP requirement for said facilities shall be clearly noted on the site improvement plans.* *Prior to approval of the CUP and subsequent issuance of the building permits for the wells, the plans shall demonstrate that the following measures shall be included in the project design:* - *The wells have been designed and will be built to not exceed a noise level of 55 dB L_{eq} at the nearest residential or school property line during normal operation of the facilities;* - *The generators shall not be permitted to exceed the City's daytime noise standard of 60 dB L_{eq};* - *The generators shall be tested only during daytime hours; and* *Additionally, that the wells have been designed (in accordance with the Central Area Specific Plan) to incorporate decorative screen walls, landscaping and other features to ensure compatibility with surrounding land uses.*	City of Salinas Community Development Department	Prior to approval of the CUP and subsequent issuance of the building permits for the well and treatment plant facilities	
PUBLIC SERVICES AND RECREATION				
Impact 3.9-1: The proposed project may require the construction of fire department facilities which may cause substantial adverse physical	***Mitigation Measure 3.9-1:*** *Prior to the issuance of a Certificate of Occupancy for each dwelling unit (and prior to issuance of building permits for non-residential uses), the applicant shall pay all applicable project impact fees per the impact fee schedule.*	City of Salinas Community Development Department	Prior to the issuance of a Certificate of Occupancy for each dwelling	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
environmental impacts			unit (and prior to issuance of building permits for non-residential uses)	
Impact 3.9-3: Project implementation may result in the need for the construction of new schools, which has the potential to cause substantial adverse physical environmental impacts	***Mitigation Measure 3.9-2:*** *Prior to the issuance of building permits for each dwelling unit, the applicant shall pay applicable school fees mandated by SB 50 to the Salinas Union High School District (SUHSD), Alisal Union School District (AUSD), and/or Santa Rita Union School District (SRUSD) (only required for the SRUSD if the school district boundary adjustment between the SRUSD and the AUSD is not completed as anticipated) and provide documentation of said payment to the City.*	City of Salinas Community Development Department	Prior to the issuance of building permits for each dwelling unit	
TRANSPORTATION AND CIRCULATION				
Impact 3.10-1: Under Existing Plus Project conditions, implementation of the proposed Specific Plan would conflict with the performance measures established by the City of Salinas, Monterey County, and Caltrans	***Recommended Condition of Approval 3.10-1:*** *Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the optimization of existing signal timings at North Main Street/Laurel Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.* ***Recommended Condition of Approval 3.10-2:*** *Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the widening of the intersection at Natividad Road/East Laurel Drive to add additional northbound and southbound through lanes, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). This improvement is part of the City's Traffic Improvement Program. Total fees shall be determined by the City of Salinas. The final*	City of Salinas Public Works Department City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	improvement plans shall note this improvement and the fair-share funding requirement.		development	
	Recommended Condition of Approval 3.10-3*: Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the installation of a roundabout at the intersection of North Sanborn Road/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-4*: Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the optimization of existing signal timings and to add an eastbound left turn pocket at the intersection of Sherwood Drive/Natividad Road & East Bernal Drive/La Posada Way, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. This condition includes the addition of an eastbound left turn pocket and optimization of the existing signal timing to better accommodate the expected changes in traffic distribution and volume with implementation of the proposed project. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-5*: Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the optimization of existing signal timings and splits at the South Sanborn/North Sanborn/John Street intersection, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design. ***Recommended Condition of Approval 3.10-6:** Prior to the approval of final improvement plans for each tentative map, each project applicant for development within the Specific Plan Area shall contribute its fair-share funding to the Transportation Agency for Monterey County (TAMC) Regional Development Impact Fee (RDIF) Program and the City of Salinas' Traffic Impact Fee (TIF) Program, as determined by the TAMC and the City of Salinas, respectively, in proportion to the area planned for development by such project applicant. These programs include improvements to U.S. 101 that would improve mainline and ramp junction operations, which would mitigate the proposed project's impact to the U.S. 101 ramp junctions affected by the proposed project (i.e. the Northbound Boronda Road Off-Ramp and Northbound West Laurel Drive Off-Ramp.*	 City of Salinas Public Works Department	issuance for non-residential development Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
Impact 3.10-2: Under Existing Plus Project and Central Area Specific Plan conditions, implementation of the proposed Specific Plan may conflict with the performance measures established by the City of Salinas, Monterey County, and Caltrans	***Recommended Condition of Approval 3.10-7:** Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the installation of a traffic signal at San Juan Grade Road/Van Buren Avenue, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans for each stage of project development shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.* ***Recommended Condition of Approval 3.10-8:** Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding to optimize the existing traffic signal timing and splits at intersection of North Main Street/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall*	City of Salinas Public Works Department City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.		non-residential development	
	Recommended Condition of Approval 3.10-9: *Each project applicant for development within the Specific Plan Area shall provide its fair-share funding for the optimization of the existing signal timing at San Juan Grade Road/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-10: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding to convert the eastbound right turn lane to a shared through-right turn lane at Natividad Road/East Laurel Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-11: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of a roundabout at the intersection of North Sanborn Road/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and*	City of Salinas Public Works	Prior to issuance of Certificate of Occupancy for	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.	Department	residential and prior to building permit issuance for non-residential development	
	***Recommended Condition of Approval 3.10-12:** Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of a traffic signal at the intersection of Williams Road/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	***Recommended Condition of Approval 3.10-13:** Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding to add a southbound left turn pocket and optimize traffic signal timings at the traffic signal at Salinas Street/North Main Street/West Market Street/East Market Street, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
Impact 3.10-3: Under Cumulative Plus Project conditions, implementation of the proposed Specific Plan may conflict with the transportation performance	***Recommended Condition of Approval 3.10-14:** Each project applicant for development within the Specific Plan Area shall contribute its fair-share of funding to the TAMC Regional Development Impact Fee to provide improvements addressing this impact identified as the installation of a*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
measures established by the City of Salinas, Monterey County, and Caltrans	*traffic signal at intersection of U.S. 101 Southbound Ramps/Echo Valley Road/Crazy Horse Canyon Road. Regional fees shall be determined by the City of Salinas in consultation with TAMC. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*		prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-15: *Each project applicant for development within the Specific Plan Area shall contribute its fair-share of the TAMC Regional Development Impact Fee to provide improvements addressing this impact identified as the installation of a traffic signal at intersection of U.S. 101 Northbound Ramps/Crazy Horse Canyon Road. Total fees shall be determined by the City of Salinas in consultation with TAMC. Fees are payable prior to final improvement plans for each tentative map.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-16: *Prior to the approval of final improvement plans for each tentative map, each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a traffic signal at intersection of Crazy Horse Canyon Road/San Juan Grade Road, in proportion to the area planned for development by such project applicant. Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall consider the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-17: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a traffic signal at intersection of Natividad Road/Rogge Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall consider the use of currently available Adaptive Traffic Control Systems*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	(ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.		issuance for non-residential development	
	Recommended Condition of Approval 3.10-18: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a traffic signal at intersection of Natividad Road/Russell Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-19: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of southbound and westbound left turn lanes at the intersection of North Main Street/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-20: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a northbound right turn overlap phase at the intersection of North Main Street/West Laurel Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential	

Environmental Impact	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date/Initials)
	improvement plans shall note this improvement and the fair-share funding requirement.		development	
	***Recommended Condition of Approval 3.10-21:** Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a southbound left turn lane at the intersection of Constitution Boulevard/East Laurel Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Public Works Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	***Recommended Condition of Approval 3.10-22:** Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a traffic signal at the intersection of Old Stage Road/Williams Road/Private Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	***Recommended Condition of Approval 3.10-23:** Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a northbound through lane, the addition of a northbound right turn overlap phase, and the conversion of the westbound through lane to a westbound shared through-left turn lane at the intersection of North Main Street/East Bernal Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	improvement plans shall note these improvements and the fair-share funding requirement.		development	
	Recommended Condition of Approval 3.10-24: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a northbound and southbound through lanes at the intersection of Sherwood Drive/Natividad Road & East Bernal Drive/La Posada Way, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-25: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of an eastbound left turn lane at the intersection of Williams Road/East Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-26: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a westbound left turn lane at the intersection of South Davis Road/Blanco Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-27: *Each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a northbound left turn lane at the*			

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	intersection of Main Street/Blanco Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.			
Impact 3.10-4: Under Cumulative Plus Project with Central Area Specific Plan conditions, implementation of the proposed Specific Plan may conflict with the transportation performance measures established by the City of Salinas, Monterey County, and Caltrans	***Recommended Condition of Approval 3.10-28:*** *Prior to the approval of final improvement plans for each tentative map, each project applicant for development within the Specific Plan Area shall provide its fair-share contribution for the installation of a traffic signal at intersection of Old Stage Road/Hebert Road, in proportion to the area planned for development by such project applicant. Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.*	City of Salinas Public Works Department	Prior to the approval of final improvement plans for each tentative map	
	Recommended Condition of Approval 3.10-29: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of an eastbound left turn lane at Constitution Boulevard/East Laurel Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-30: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of an appropriately sized roundabout at North Sanborn Road/Boronda Road, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	

Environmental Impact	*Mitigation Measure*	*Monitoring Responsibility*	*Timing*	*Verification (Date/Initials)*
	Recommended Condition of Approval 3.10-31: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of a southbound left turn lane at East Front Street/Sherwood Drive/Market Drive, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-32: *Each project applicant for development within the Specific Plan Area shall provide its fair-share of funding for the installation of an eastbound through lane at Salinas Street/North Main Street/West Market Street/East Market Street, in proportion to the area planned for development by such project applicant, in accordance with City policies (payable prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development). Total fees shall be determined by the City of Salinas. The final improvement plans shall note this improvement and the fair-share funding requirement.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-33: *Implement previously identified Recommended Condition of Approval 3.10-14, which identifies the need to install a traffic signal at the intersection at U.S. 101 Southbound Ramps/Echo Valley Road/Crazy Horse Canyon Road.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-34: *Implement previously identified Recommended Condition of Approval 3.10-15, which identifies the need to install a traffic signal at the intersection at U.S. 101 Northbound Ramps/Crazy Horse Canyon Road.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-35: *Implement previously identified Recommended Condition of Approval 3.10-16, which identifies the need to install a traffic signal at the intersection at Crazy Horse Canyon Road/San Juan Grade Road.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to	
	Recommended Condition of Approval 3.10-36: *Implement previously*	City of Salinas Community Development		

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	identified Recommended Condition of Approval 3.10-28, which identifies the need to install a traffic signal at the intersection at Old Stage Road/Hebert Road.	Department	building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-37: *Implement previously identified Recommended Condition of Approval 3.10-17, which identifies the need to install a traffic signal at the intersection at Natividad Road/Rogge Road.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-38: *Implement previously identified Recommended Condition of Approval 3.10-18, which identifies the need to install a traffic signal at the intersection at Natividad Road/Russell Road.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-39: *Implement previously identified Recommended Condition of Approval 3.10-7, which identifies the need to install a traffic signal at the intersection at San Juan Grade Road/Van Buren Avenue.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-40: *Implement previously identified Recommended Condition of Approval 3.10-8 and 3.10-19, which identifies the need to install southbound and westbound left turn lanes, and to optimize signal timing, at North Main Street/East Boronda Road.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-41: *Implement previously identified Recommended Condition of Approval 3.10-2, which identifies the need to install northbound and southbound through lanes at Natividad Road/East Laurel Drive.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-42: *Implement previously identified Recommended Condition of Approval 3.10-21 and 3.10-29, which identify the need to Install southbound left turn lane and an eastbound left turn lane at Constitution Boulevard/East Laurel Drive.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-43: *Implement previously identified Recommended Condition of Approval 3.10-3, which identifies the need to install a roundabout at the intersection at North Sanborn*	City of Salinas Community Development	Prior to issuance of	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Road/Boronda Road.	Department	Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-44: *Implement previously identified Recommended Condition of Approval 3.10-22, which identifies the need to install a traffic signal at the intersection at Old Stage Road/Williams Road/Private Road.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-45: *Implement previously identified Recommended Condition of Approval 3.10-23, which identifies the need to install a northbound through lane, add in a northbound right turn overlap phase, and convert the westbound through lane to a westbound shared through-left turn lane at the intersection of North Main Street/East Bernal Drive.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-46: *Implement previously identified Recommended Condition of Approvals 3.10-4 and 3.10-24, which identify the need to install northbound and southbound through lanes, Optimize existing signal timings, and add an eastbound left turn pocket, at the intersection of Sherwood Drive/Natividad Road & East Bernal Drive/La Posada Way.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential	
	Recommended Condition of Approval 3.10-47: *Implement previously identified Recommended Conditions of Approval 3.10-12 and 3.10-25, which identify the need to* traffic signal or roundabout, to improve the intersection's LOS to A during the evening peak hour, and to install an eastbound left turn lane, at the intersection of Williams Road/East Boronda Road.	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-48: *Implement previously identified Recommended Condition of Approval 3.10-31, which identifies the need install a southbound left turn lane at the intersection of East Front Street/Sherwood Drive/Market Drive.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-49: *Implement previously identified Recommended Condition of Approval 3.10-26, which identifies the need* install a westbound left turn lane at the intersection of South Davis	City of Salinas Community Development Department		

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Road/Blanco Road.		development	
	Recommended Condition of Approval 3.10-50: *Implement previously identified Recommended Conditions of Approval 3.10-13 and 3.10-32, which identify the need to install a southbound left turn lane and optimize signal timings, and to install an eastbound through lane, at the intersection of Salinas Street/North Main Street/West Market Street/East Market Street.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	
	Recommended Condition of Approval 3.10-51: *Implement previously identified Recommended Condition of Approval 3.10-27, which identifies the need to install a northbound left turn lane at the intersection at South Main Street/Blanco Road.*	City of Salinas Community Development Department		
	Recommended Condition of Approval 3.10-52: *Implement previously identified Recommended Condition of Approval 3.10-6, which identifies the need to contribute to the TAMC RDIF Program and payment of the City of Salinas's Traffic Impact Fees for the U.S. 101 Mainline Segments.*	City of Salinas Community Development Department	Prior to issuance of Certificate of Occupancy for residential and prior to building permit issuance for non-residential development	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
OTHER ISSUES ADDRESSED IN THE FINAL SUPPLEMENT FOR THE 2002 SALINAS GENERAL PLAN FINAL PROGRAM EIR				
AESTHETICS				
A1	The City will implement General Plan Implementation Program CD-1 – City Gateway Guidelines. Implementation Program CD-1 requires the City to implement the City's Gateway Guidelines addressing identification graphics and entry signs, lighting, and landscaping for the City's major entry points identified in Figure CD-1.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
A2	The City will implement General Plan Implementation Program CD-2 – Architectural Design. Implementation Program CD-2 requires the City to strengthen the City's Design Guidelines and require compliance to enhance the City's visual appeal and ensure compatible, aesthetically pleasing development with particular emphasis on: 1) historic areas of the community; and 2) properties visible from Highway 101.	Community Development, Redevelopment Agency	Ongoing – the City is required to implement this measure everywhere it applies.	
A3	The City will implement General Plan Implementation Program CD-3 – Lighting Ordinance, on an ongoing basis. Implementation Program CD-3 requires the City to improve the City Lighting Ordinance to ensure that: 1) all future outdoor lights include cut-off lenses to minimize light dispersion above the fixture head; 2) a lighting study is required to be performed when appropriate to ensure adequate light levels, while not exceeding industry standards; and 3) sky glow is reduced.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
A4	The City will implement General Plan Implementation Program CD-4 – Landscaping Standards, on an ongoing basis. Implementation Program CD-4 requires the City to implement landscaping requirements for public and private development and redevelopment projects to promote greater visual and functional compatibility with residential development and pedestrian/bicycle use.	Community Development, Redevelopment Agency	Ongoing – the City is required to implement this measure everywhere it applies.	
A5	The City will implement General Plan Implementation Program CD-5 – Review Discretionary Development Projects, on an ongoing basis. Implementation Program CD-5 requires the City to review discretionary development proposals for potential aesthetics impacts per the California Environmental Quality Act (CEQA). The standards established in the Zoning Code, the City's Design Guidelines, Landscaping Standards, Lighting Ordinance, Gateway Guidelines, the projects incorporation of Traditional	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Neighborhood Development (TND) characteristics, and the projects potential to damage or block scenic resources and views will be used to determine the significance of impacts. If potential impacts are identified, mitigation in the form of project redesign (e.g., bulk, height, architectural details, lighting) will be required to reduce the impact to a level less than significant.			
A6	The City will implement General Plan Implementation Program COS-10 – Buffers, on an ongoing basis. Implementation Program COS-10 requires the City to encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography, and pesticide and machinery use, among others.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
A7	The City will implement General Plan Implementation Program COS-9 – Boronda Memorandum of Understanding, on an ongoing basis. Implementation Program COS-9 requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding, which directs that City growth occur generally to the north and east away from the most productive farmland.	Community Development, County of Monterey	Ongoing – the City is required to implement this measure everywhere it applies.	
A8	The City will implement General Plan Implementation Program LU-7 – City-Centered Growth, on an ongoing basis. Implementation Program LU-7 requires the City to give priority to redevelopment and infill projects that reduce development pressure on agricultural lands and establish an incentive program to promote these projects, such as priority permit processing and density bonuses, for such developments.	Community Development, Redevelopment Agency	Ongoing – though the project convert existing agricultural lands to urban development, the City is required to implement this measure everywhere it applies.	
A9	The City will implement General Plan Implementation Program CD-8 – California Main Street Program on an ongoing basis. Implementation Program CD-8 requires the City to expand community participation in the	Community Development, Public Works,	Ongoing – the City is required to implement	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Main Street Program and continue to work with the Program to create an identity that emphasizes our cultural heritage and attracts businesses and consumers to the downtown area.	Redevelopment Agency, Oldtown Salinas organization	this measure everywhere it applies.	
A10	The City will implement General Plan Implementation Program COS-14 – Historic/Architectural Preservation, on an ongoing basis. Implementation Program COS-13 requires the City to consider implementing a historic/architectural preservation program and a historic/architectural preservation ordinance that encourages public/private partnerships to preserve and enhance historically significant buildings in the community. Measures to implement may include, but are not limited to, Transfer of Development Rights (TDR), establishment of criteria for a historic/architectural resources review process, and implementation of a Mills Act program. TDR could benefit the community by protecting historic resources through an agreement that allows the development potential ("rights") on the historic property to be transferred to another property when the historic resources on the original property is preserved. The Mills Act program would involve the City entering into a contract with a property owner to change how the County Assessor calculates taxes on their property in exchange for the continued preservation of the property by the property owner. The adjusted property taxes are recalculated using a formula in the Mills Act and Revenue and Taxation Code.	Community Development, Redevelopment Agency, City Manager's Office, City Council, County Assessors Office	Ongoing – the City is required to implement this measure everywhere it applies.	
AGRICULTURAL RESOURCES				
AG1	The City will implement General Plan Implementation Program COS-9 – Boronda Memorandum of Understanding, which requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding, which directs that City growth occur generally to the north and east away from the most productive farmland.	Community Development, County of Monterey	Ongoing – the project would comply with this measure.	
AG2	The City will implement General Plan Implementation Program LU-7 – City-Centered Growth, which requires the City to give priority to redevelopment and infill projects that reduce development pressure on agricultural lands. Establish an incentive program to promote these projects, such as priority permit processing and density bonuses for such	Community Development, Redevelopment Agency	Ongoing – although the project would develop agricultural	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	developments.		lands, the City gives infill development priority for development an ongoing basis.	
AG3	The City will implement General Plan Implementation Program COS-11, which requires the City to be consistent with the County of Monterey's "Right-to-Farm" Ordinance, and the County of Monterey Draft General Plan Policy LU-7.8 and Actions LU-7.b and LU-7.c, revise the City's Zoning Ordinance to require the recordation of a Right-to-Farm Notice as a condition of discretionary permit approval for residential development within 1,000 feet of an established agricultural operation. The purpose of the Notice is to acknowledge that residents in the area may experience inconveniences and discomfort associated with the normal farming and grazing activities, such as noise and dust. The Notice shall specifically state that a variety of activities may occur that may be incompatible with the proposed development and that an established agricultural operation in full compliance with applicable laws, shall not be considered a nuisance due to changes in the surrounding area. The Notice shall also state that a person's right to recover under a nuisance claim against these activities may be restricted.	Community Development, ACOE, FWS, CDFG	Ongoing – the City is required to implement this measure everywhere it applies.	
AG4	The City will implement General Plan Implementation Program COS-10 - Buffers, which requires the City to encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography, and pesticide and machinery use, among others.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
AG5	The City will work with the County of Monterey, and other local jurisdictions, to create and implement an agricultural land conservation easement program including such measures as securing the dedication of easements or by paying a mitigation fee that could be used to purchase easements through a mitigation bank.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
LAND USE AND PLANNING				
LU1	The City will implement General Plan Implementation Program LU-3 – Zoning and Subdivision Ordinances Update, which requires the City to review and update the Zoning Code and Subdivision Ordinance to ensure consistency with the General Plan and to help implement the General Plan policies and New Urbanism principles.	Community Development, Public Works	Ongoing – the project is consistent with the General Plan and follows New Urbanism principles.	
LU2	The City will implement General Plan Implementation Program LU-8 – Local Agency Formation Commission, which requires the City to be consistent with a portion of Draft Policy LU 3.4 of the Monterey County Draft General Plan, and to cooperate with LAFCO and the County of Monterey to direct growth outside the City limits to the Future Growth Area, on lands that are served or are planned to be served, with a full range of urban services, such as public water and sewer, an extensive road network, public transit, safety and emergency response services, parks, trails, and open space.	Community Development, LAFCO, County of Monterey	Ongoing – the Central Area Specific Plan is consistent these requirements.	
LU3	The City will implement General Plan Implementation Program LU-22 – Salinas Municipal Airport Master Plan, which requires the City to update and implement the Airport Master Plan. Funding has been approved to update the Salinas Municipal Airport Master Plan. The update should contain the following: address minimum distance for the Eastern bypass south of airport, define how the Eastern bypass can best be integrated with ILS approach, and determine limitations on surrounding land uses and new roadways to allow continuation of airport operations, including the potential lengthening of runway 31/13, and the California International Airshow. Upon any update of the Airport Master Plan, the Monterey County Airport Land Use Plan or the California Airport Land Use Planning Handbook, the Salinas General Plan will be reviewed and revised, as necessary.	Community Development, Salinas Airport	Ongoing – the City is required to implement this measure everywhere it applies.	
LU4	The City will implement General Plan Implementation Program LU-23 – Monterey County Airport Land Use Plan, which requires the City to continue to support the implementation of the Monterey County Airport Land Use Plan (MCALUP) and support the timely update of the MCALUP to	Community Development, Salinas Airport, County of	Ongoing – the City is required to implement this measure everywhere it	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	meet new State guidelines.	Monterey	applies.	
LU5	The City will implement General Plan Implementation Program COS-9 – Boronda Memorandum of Understanding, which requiring the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding, which directs that City growth occur generally to the north and east away from the most productive farmland.	Community Development, County of Monterey	Ongoing – the City is required to implement this measure everywhere it applies.	
LU6	The City will implement General Plan Implementation Program LU-7, which requires the City to encourage City-Centered Growth and give priority to redevelopment and infill projects that reduce development pressure on agricultural lands. The City will also establish an incentive program to promote these projects, such as priority permit processing and density bonuses for such developments.	Community Development, Redevelopment Agency	Ongoing – though the project convert existing agricultural lands to urban development, the City is required to implement this measure everywhere it applies.	
HAZARDS AND HAZARDOUS MATERIALS				
H1	The City will implement General Plan Implementation Program S-8 – Household Hazardous Waste Program, which requires the City to continue to work with the Salinas Valley Solid Waste Authority to implement the Household Hazardous Waste program to protect resident from dangers resulting from the use, transport, and disposal of hazardous materials used in the home.	County of Monterey Environmental Health Division, Salinas Valley Solid Waste Authority	Ongoing – the City is required to implement this measure everywhere it applies.	
H2	The City will implement General Plan implementation Program S-9 – Small Business Hazardous Waste Program, which requires the City to continue to work with the Salinas Valley Solid Waste Authority to implement the Small Business Hazardous Waste Program, which allows qualified small businesses to dispose of their hazardous wastes at the Salinas Hazardous Household Waste Collection Facility.	County of Monterey Environmental Health Division, Salinas Valley Solid Waste	Ongoing – the City is required to implement this measure everywhere it applies.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
		Authority		
H3	The City will implement General Plan Implementation Program S-7 – Hazardous Materials, which requires the City to minimize public health risks and environmental risks from the use, transport, storage, and disposal of hazardous materials by: • Cooperating with federal, state, and county agencies to effectively regulate the management of hazardous materials and hazardous waste; • Cooperating with the County of Monterey to implement the applicable portions of the County Hazardous Waste Management Plan; • Identifying roadway transportation routes for conveyance of hazardous materials (the City does not exercise jurisdictional over transportation of freight along railroad right-of- way or state highways); • Implementing the Multi-Hazard Emergency Plan for accidents involving hazardous materials; and • Cooperating with the Certified Unified program Agency (CUPA) for Salinas (the County of Monterey, Environmental Health Division) and the Salinas Fire Department to administer Risk Management Plans for businesses within the City. • Requiring development project applicants to provide a hazardous materials report documenting past uses of the property and reporting the results of soil sampling where needed to determine whether remediation is required.	County of Monterey, Environmental Health Division, Salinas Fire Department, California Department of Transportation	Ongoing – the City is required to implement this measure everywhere it applies.	
H4	The City will implement General Plan Implementation Program S-6 – Pesticide Use, which requires the City to continue to monitor regulations governing the use of pesticides and work with the County Agricultural Commission to promote the responsible use of pesticides.	Community Development, Fire Department, County Agriculture Commission	Ongoing – the City is required to implement this measure everywhere it applies.	
H5	The City will implement General Plan Implementation Program S-18 – Flood Control Insurance, which requires the City to continue to participate in the National Flood Insurance Program (NFIP).	Community Development, Development and Permit Services, Public	Ongoing – the City is required to implement this measure everywhere it	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
		Works	applies.	
H6	The City will implement General Plan Implementation Program S-19 – Flood Overlay District Regulations, which requires the City to continue to apply the Flood Overlay District regulations, pursuant to the City's Zoning Code and implement Section 9, Article VI of the Municipal Code, to minimize the potential impact to and from new development in areas subject to flooding. Update the boundaries of the District as needed to reflect current hydrologic conditions.	Community Development, Development and Permit Services, Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	
H7	The City will implement General Plan Implementation Program LU-17 – Project-Related Flood Control and Stormwater Management, which requires, as a condition of project approval, new development to provide adequate storm water and flood management facilities as determined by the Public Works Department. In order to determine the facility and Best Management Practices (BMP) needs, the City may require a hydrological/drainage analysis to be performed by a certified an City-approved engineer, with the cost of said analysis the responsibility of the project applicant.	Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	
H8	The City will implement General Plan Implementation Program S-22 – Promote Fire Prevention, which requires the City to promote fire prevention in Salinas by: • Working closely with the Salinas Fire Department to implement fire hazard education and fire prevention programs; • Coordinating with Cal Water and Alco water districts and the Salinas Fire Department to ensure that water pressure for existing developed areas and sites to be developed is adequate for fire fighting purposes; • Conform to Fire Department requirements for individual projects; • Adopting and implementing the most recent Uniform Fire Code provisions and appropriate amendments; and • Continue to require sprinklers in new buildings.	Development and Permit Services, Fire Department, water companies	Ongoing – the City is required to implement this measure everywhere it applies.	
H9	The City will implement General Plan Implementation Program CD-10 – Weed Abatement, which requires the City to continue to monitor and abate weeds throughout the community.	Weed Abatement Specialist	Ongoing – the City is required to implement this measure everywhere it	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
			applies.	
H10	The City will implement General Plan Implementation Program LU-12 – Fire Protection, Emergency Services, and Law Enforcement Annual Level Of Service Review, which requires the City to review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained.	Fire Department, Police Department	Ongoing – the City is required to implement this measure everywhere it applies.	
H11	The City will implement General Plan Implementation Program LU-21 – Salinas Municipal Airport Master Plan, which requires the City to continue working with the Salinas Airport Commission to implement the Airport Master Plan, providing technical assistance and information to the Commission when necessary. Funding has been approved to update the Salinas Municipal Airport Master Plan. The update should contain the following: address minimum distance for Eastern bypass south of airport, define how Eastern bypass can best be integrated with ILS approach, and determine limitations on surrounding land uses and new roadways to allow continuation of airport operations, including the potential lengthening of runway 31/13, and the California International Airshow. Upon any update of the Airport Master Plan, the Monterey County Airport Land Use Plan or the California Airport Land Use Planning Handbook, the Salinas General Plan will be reviewed and revised, as necessary.	Community Development, Salinas Airport	Ongoing – the City is required to implement this measure everywhere it applies.	
H12	The City will implement General Plan Implementation Program C-8 – Monterey County Airport Land Use Commission, which requires the City to continue to coordinate with the Monterey County Airport Land Use Commission (ALUC) on projects near the airport. Encourage ALUC to update its County Airport Land Use Plan.	Community Development, Salinas Airport, Public Works, County of Monterey, Development and Permit Services	Ongoing – the City is required to implement this measure everywhere it applies.	
H13	The City will implement General Plan Implementation Program S-11 – Air Transportation Safety, which requires the City to minimize the potential for accidents related to aircraft operation by coordinating with the Monterey County Airport Land Use Commission (ALUC) to review development proposals for compatibility with the Salinas Municipal Airport Master Plan, Monterey County Airport Land Use Plan, and	Community Development, Development and Permit Services, Monterey	Ongoing – the City is required to implement this measure everywhere it	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	California Airport Land Use Planning Handbook for comprehensive airport land use planning.	County ALUC, Salinas Airport	applies.	
H14	The City will implement General Plan Implementation Program S-12 – Salinas Municipal Airport Master Plan, which requires the City to revise the Airport Master Plan in order to update operational and safety procedures, reflect State and Federal mandates, better utilize airport property, and recommend land use compatibility standards for land surrounding the airport.	Community Development, Salinas Airport, ALUC	Ongoing – the City is required to implement this measure everywhere it applies.	
H15	The City will implement General Plan Implementation Program N-4 – Salinas Municipal Airport Master Plan, which requires the City upon any update of the Salinas Municipal Airport Master Plan, the County Airport Land Use Plan, or California Airport Land Use Planning Handbook, review and revise as necessary Table N-4, Figure N-2, and the goals, policies, and noise plan within the General Plan Noise Element to correspond with the updated Airport Master Plan.	Community Development, Salinas Airport Commission, ALUC	Ongoing – the City is required to implement this measure everywhere it applies.	
H16	The City will implement General Plan Implementation Program S-23 – Multi-hazard Emergency Plan, which requires the City to annually review and update the Multi-Hazard Emergency Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. Provide annual practice sessions to the City. Support high-level multi-jurisdictional cooperation and communication for emergency planning and management. Solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, and cable television.	Community Development, Police Department, Fire Department, public and private medical facilities, Monterey County Emergency Communications, Monterey County Mobile Emergency Coordination Unit, Federal Emergency Management Agency (FEMA),	Ongoing – the City is required to implement this measure everywhere it applies.	

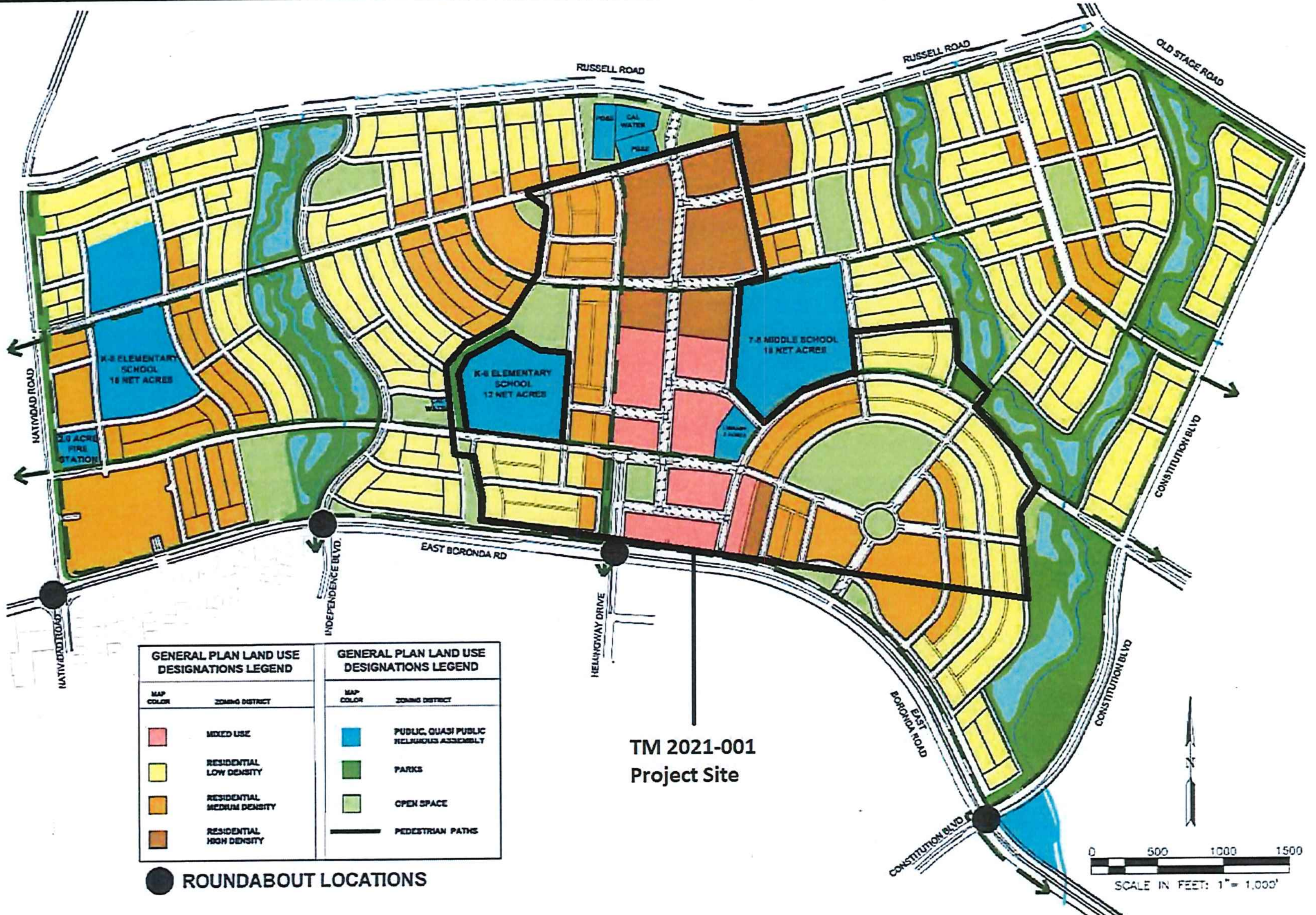
ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
		American Red Cross, Monterey County Office of Emergency Services		
H17	The City will implement General Plan Implementation Program S-23 – Emergency Preparedness Education, which requires the City to coordinate with local agencies and organizations to educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies.	Fire Department, Federal Emergency Management Agency (FEMA), American Red Cross, Monterey County Office of Emergency Services	Ongoing – the City is required to implement this measure everywhere it applies.	
GEOLOGY/SOILS				
GS1	The City will implement General Plan Implementation Program S-14, Natural Hazards Risk Reduction, prior to the approval of a discretionary permit. Implementation Program S-14 requires the City to assess development proposals for potential hazards pursuant to the California Environmental Quality Act, requiring measures when necessary to mitigate all identified public safety hazards.	Community Development, Fire Department, Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	
GS2	The City will implement General Plan Implementation Program S-15 – Open Space Easements for Natural Hazards, when the threat from natural hazards cannot be mitigated through geotechnical and structural design methods. Implementation Program S-15 requires the City to use open space easements and other regulatory techniques to prohibit development and avoid unmitigable public safety hazards.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
GS3	The City will implement General Plan Implementation Program S-16 – Structural Design, on an ongoing basis. Implementation Program S-16 requires the City to implement the most recent state building and seismic	Development and Permit	Ongoing – the City is required to implement	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	requirements for the structural design of new development and redevelopment projects.	Services	this measure everywhere it applies.	
GS4	The City will implement General Plan Implementation Program S-17 – Soil and Geologic Surveys, on an ongoing basis. Implementation Program S-17 requires that during the review of development and redevelopment proposals, the City require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, the City shall require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.	Community Development, Development and Permit Services, Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	
GS5	The City will implement General Plan Implementation Program S-23 – Multi-hazard Emergency Plan, on an ongoing basis. Implementation Program S-23 requires the City to maintain the Multi-hazard Emergency Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. Support high-level multi-jurisdictional cooperation and communication for emergency planning and management. Solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, and cable television.	Community Development, Police Department, Fire Department, public and private medical facilities, Monterey County Emergency Communications, Monterey County Mobile Emergency Coordination Unit, Federal Emergency Management Agency (FEMA), American Red Cross, Monterey County Office of Emergency	Ongoing – the City is required to implement this measure everywhere it applies.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
		Services		
GS6	The City will implement General Plan Implementation Program S-24 – Emergency Preparedness Education, on an ongoing basis. Implementation Program S-23 requires the City coordinate with local agencies and organizations to educate all residents and businesses to take appropriate action to safeguard life and property during and immediately after emergencies.	Fire Department, Federal Emergency Management Agency (FEMA), American Red Cross, Monterey County Office of Emergency Services	Ongoing – the City is required to implement this measure everywhere it applies.	
POPULATION AND HOUSING				
PH1	The City will implement General Plan Implementation Program HE-2 – Provision of Future Sites, which requires the City to continue to work with the Local Agency Formation Commission to ensure that sufficient land, infrastructure, and services are available to support housing development.	Community Development	Ongoing – the City is required to implement this measure everywhere it applies.	
PH2	The City will implement General Plan Implementation Program LU-12 – Fire Protection, Emergency Services, and Law Enforcement Annual Level of Service Review, which requires the City to review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained.	Fire Department, Police Department	Ongoing – the City is required to implement this measure everywhere it applies.	
PH3	The City will implement General Plan Implementation Program C-3 – Capital Improvement Plan, which requires the City to continue to update on an annual basis the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle system, within the community.	Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
PH4	The City will implement General Plan Implementation Program COS-9 – Boronda Memorandum of Understanding, which requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding, which directs that City growth occur generally to the north and east from the most productive farmland.	Community Development, County of Monterey	Ongoing – the City is required to implement this measure everywhere it applies.	
PH5	The City will implement General Plan Implementation Program COS-33 – Promote Energy Retrofit Programs, which requires the City to promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Encourage utility companies to provide informational literature about available retrofit programs at City offices, the Permit Center, and libraries.	Development and Permit Services, utility companies	Ongoing – the City is required to implement this measure everywhere it applies.	
PH6	The City will implement General Plan Implementation Program CD-11 – Smart Growth Principles, which requires the City to use the Smart Growth Network's Getting to Smart Growth: 100 Policies for Implementation (ICMA, 2002) or other similar policy manual, perform an "audit" of the City's Zoning and Subdivision Ordinances to identify potential impediments to the development of smart growth and traditional neighborhood development projects. Revise, adopt, and implement new standards and procedures as necessary to encourage smart growth and traditional neighborhood development in Salinas.	Community Development, Public Works	Ongoing – the City is required to implement this measure everywhere it applies.	
PH7	The City will implement General Plan Implementation Program COS-23 – Monterey Bay Unified Air Pollution Control District Air Quality Management Plan, which requires the City to continue to cooperate with the Monterey Bay Unified Air Pollution Control District to implement the most recent Air Quality Management plan to address regional motor vehicle emissions. In particular, coordinate with the District and AMBAG, providing technical assistance and demographic data when available, during the development of future population projections by AMBAG.	Community Development, Monterey Bay Unified Air Pollution Control District, AMBAG	Ongoing – the City is required to implement this measure everywhere it applies.	

This page left intentionally blank.



SEE APPENDIX G FOR PLANNING SUBAREAS

FIGURE 1-7
GENERAL PLAN LAND USE DESIGNATION UPON ADOPTION OF SPECIFIC PLAN

Exhibit P-2

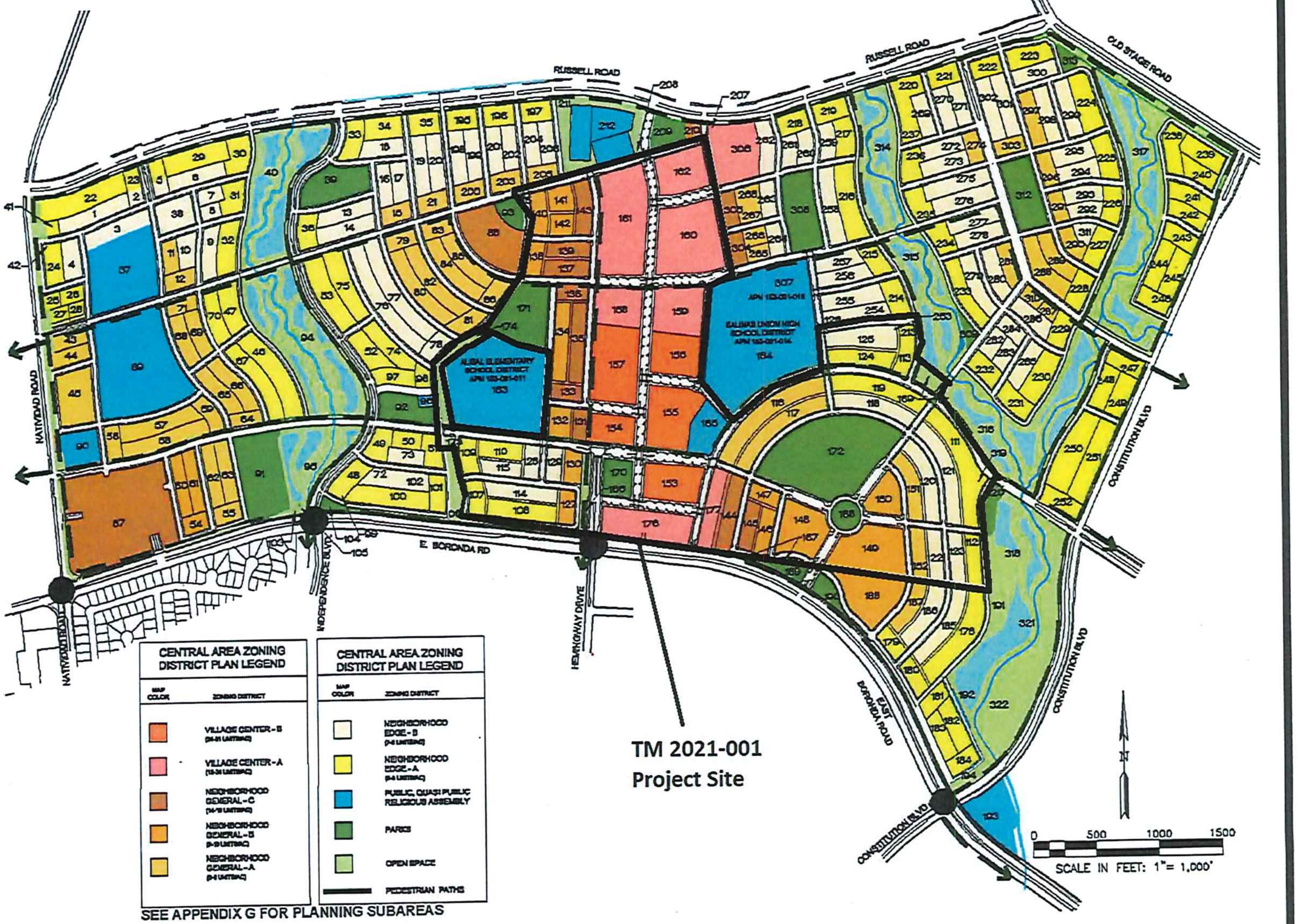


FIGURE 2-1
SPECIFIC PLAN LAND USE MAP

Exhibit Q-2