

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda - Final

Wednesday, September 4, 2024

4:00 PM

City Council Rotunda

### Planning Commission

*Commissioners:*

*Tyler J. Burrola, Mayor's Appointee*

*Rosa Gonzalez, District 1 - John Meeks, District 2*

*Lorisa McKelvey Daye, District 3 - Andrea Manzo, District 4*

*Carissa Purnell, District 5 - Oscar Ramos, District 6*

*Lisa Brinton, Community Development Director*

*Courtney Grossman, Planning Manager*

*Christopher A. Callihan, City Attorney*

*Community Development Department Office: (831) 758-7206*

**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

*Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.*

**GENERAL PUBLIC COMMENTS**

*Receive public communications from the audience on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Consideration items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. The public may comment on scheduled agenda items as they are considered. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.*

**CONSENT**[ID#24-503](#)**Minutes**

**Recommendation:** Approve minutes of August 7, 2024.

**CONSIDERATION**[ID#24-508](#)**Miscellaneous 2024-007; Conformity of Proposed Land Acquisition for Boronda Road Improvement Project to the General Plan**

**Recommendation:** A motion to approve a Resolution accepting a report and establishing findings on the conformity of the proposed acquisition of approximately 6.65 acres of real property located on the north side of East Boronda Road necessary for the completion of Phase 1 of the Boronda Road Congestion Relief Project.

**PUBLIC HEARINGS**

Specific Plan Amendment 2023-002 (SPA 2023-002); request to amend the Gateway Center Specific Plan to allow: Vehicle Washing subject to a Conditional Use Permit and other related Amendments; and Conditional Use Permit 2023-022 (CUP 2023-022); request to construct and operate a 3,588 square foot Vehicle Washing building with outdoor vacuums located At 115 East Boronda Road in the CR – SP-19 (Commercial Retail – Gateway Center Specific Plan Overlay) Zoning District.

*This item has been continued to the September 18, 2024, Planning Commission meeting*

**OTHER BUSINESS**

General Plan Steering Committee Update

**FOLLOW UP REPORTS****FUTURE AGENDA ITEMS****ADJOURNMENT**

*Confirmation of attendance at next meeting prior to adjournment.*

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**Administrative Aide, Maira Robles****AGENDA MATERIAL / ADDENDUM**

*Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at [www.cityofsalinas.org](http://www.cityofsalinas.org) in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.*

*Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.*

**PUBLIC NOTIFICATION**

*This agenda was posted on Friday, August 30, 2024, in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past Planning Commission meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.*



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CA 93901  
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## Legislation Text

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**File #:** ID#24-503, **Version:** 1

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### Minutes

Approve minutes of August 7, 2024.

**UNOFFICIAL MINUTES  
OF THE  
SALINAS PLANNING COMMISSION  
August 7, 2024**

The meeting was called to order at 4:01 p.m. in the City Council Chamber Rotunda.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WELCOME AND STAFF INTRODUCTIONS**

**PRESENT:** Chairperson McKelvey Daye and Commissioners Burrola, Gonzalez, Manzo, Meeks, and Purnell

**ABSENT:** Commissioner Ramos

**STAFF:** Community Development Director, Lisa Brinton; Planning Manager, Courtney Grossman; Associate Planner, Oscar Resendiz; and Administrative Aide, Maira Robles

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Chairperson McKelvey Daye opened for public comment at 4:03 p.m.

No public comments were received.

Chairperson McKelvey Daye closed for public comment at 4:03 p.m.

**CONSENT**

**[ID#24-433](#) Approval Of The Minutes: July 17, 2024**

Upon motion by Commissioner Meeks, and a second by Commissioner Purnell, the minutes of July 17, 2024, were approved. The motion carried by the following vote:

**AYES:** Chairperson McKelvey Daye, Commissioners Burrola, Gonzalez, Manzo, Meeks, and Purnell

**NOES:** None

ABSTAIN: None

ABSENT: Commissioner Ramos

## ADMINISTRATIVE REPORTS

### ID#24-429 Draft Alisal District Identity Master Plan

Received report from Associate Planner, Oscar Resendiz, regarding the Alisal District Identity Master Plan, which aims to strengthen both the cultural identity and the physical identity of the Alisal neighborhood to better match the cultural richness, community spirit, and the diversity of the area. The Alisal District Identity Master Plan offers guidelines for the East Salinas community to strengthen the district's identity. Guidelines include streetscape, open space, and façade improvements, as well as graphic identity, and public art.

Chairperson McKelvey Daye opened for public comment at 4:43 p.m.

Lou Mason, Salinas resident, provided public comment.

Chairperson McKelvey Daye closed for public comment for 4:45 p.m.

Commissioner Gonzalez motioned to recommend that the Salinas City Council receive and accept the Draft Alisal District Identity Master Plan (ADIMP) with the following amendments:

1. A request to add a slide with graphics demonstrating how the Alisal District Identity Map relates and reflects the goals of the Alisal Vibrancy Plan, and
2. A request to review the composition of the implementation committee to ensure a better representation of community groups.

Commissioner Manzo seconded the motion.

Commissioner Meeks made a friendly amendment to the motion as presented by Commissioner Gonzalez. Commissioner Meeks requested that the motion also include a reference to the evolution of the heritage of the Alisal; specifically, historical references to the migration and settling of the Anglo-Saxon, Filipino, Japanese, and Hispanic people to the area.

Commissioner Gonzalez accepted the friendly amendment.

Commissioner Manzo accepted the friendly amendment.

With a motion from Commissioner Gonzalez and second by Commissioner Manzo, and the friendly amendment by Commissioner Meeks, the motion carried by the following vote:

AYES: Chairperson McKelvey Daye, Commissioners Burrola, Gonzalez, Manzo, Meeks, and Purnell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Ramos

**OTHER BUSINESS**

**General Plan Steering Committee Update**

Ms. Brinton indicated that the committee will reconvene once a draft has been released for public review.

**Planning Commission Minutes – Formatting Discussion**

Planning Manager, Courtney Grossman, discussed challenges with the time and effort required to prepare detailed Planning Commission minutes. To improve efficiency and mirror the record keeping practices of City Council, meeting records for the Planning Commission will be formatted and presented as action minutes and include key information about the meeting and any action taken. If a discussion is held, a brief description of the discussion will be noted to reflect that the Planning Commission exercised their due diligence in reviewing any given item.

**FOLLOW-UP REPORTS**

None

**FUTURE AGENDA ITEMS**

Mr. Grossman informed that there are no scheduled items for presentation to the Planning Commission on August 21, 2024.

**ADJOURNMENT**

Chairperson McKelvey Daye reviewed for quorum for the August 21, 2024, meeting and adjourned at 5:11 p.m.

\_\_\_\_\_  
LORISA MCKELVEY DAYE  
Chairperson

\_\_\_\_\_  
COURTNEY GROSSMAN  
Executive Secretary



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## Legislation Text

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**File #:** ID#24-508, **Version:** 1

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### **Miscellaneous 2024-007; Conformity of Proposed Land Acquisition for Boronda Road Improvement Project to the General Plan**

A motion to approve a Resolution accepting a report and establishing findings on the conformity of the proposed acquisition of approximately 6.65 acres of real property located on the north side of East Boronda Road necessary for the completion of Phase 1 of the Boronda Road Congestion Relief Project.





# CITY OF SALINAS PLANNING COMMISSION REPORT

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**DATE:** SEPTEMBER 4, 2024

**DEPARTMENT:** CITY ATTORNEY'S OFFICE

**FROM:** CHRISTOPHER A. CALLIHAN, CITY ATTORNEY

**THROUGH:** COURTNEY GROSSMAN, PLANNING MANAGER

**TITLE:** MISCELLANEOUS 2024-007: CONFORMITY OF PROPOSED LAND ACQUISITION FOR BORONDA ROAD IMPROVEMENT PROJECT TO THE GENERAL PLAN

RECOMMENDED MOTION:

A motion to approve a Resolution accepting a report and establishing findings on the conformity of the proposed land acquisition of approximately 6.65 acres of real property located on the north side of East Boronda Road necessary for the completion of Phase 1 of the Boronda Road Congestion Relief Project.

EXECUTIVE SUMMARY:

East Boronda Road between San Juan Grade Road and Williams Road has been identified in the City's General Plan as a six-lane major arterial roadway. As a part of the City's approval of the West Area Specific Plan (WASP) and Central Area Specific Plan (CASP), the City contemplated the widening of Boronda Road from two lanes to four lanes and in May 2017 the City approved the installation of roundabouts at the intersections of McKinnon Street, El Dorado Drive, Natividad Road, Independence Boulevard, and Hemingway Drive along the East Boronda Road corridor. Consistent with this prior direction, the City has prepared Plans and Specifications for the phased improvement of East Boronda Road—the Boronda Road Congestion Relief Project. The first phase of these improvements will be between Darmouth Way to a point between McKinnon Street and El Dorado Drive with construction of this first phase scheduled to begin in the fall of 2024. In order for Phase 1 to proceed, however, the City must acquire a portion of privately owned land on the north side of East Boronda Road. Government Code section 65402(a) requires a report to the planning agency (Planning Commission) as to the conformity of the property acquisition and proposed future development to the General Plan prior to City Council consideration of any property acquisition.

DISCUSSION:

The proposed land acquisition for the completion of Phase 1 of the Boronda Road Congestion Relief Project is consistent and in conformity with the WASP and 2022 Salinas General Plan. The WASP acknowledges the plans to improve East Boronda Road, including the first phase of

improvements to occur within the WASP project buildout which proposed to establish four lanes between San Juan Grade Road, Dartmouth Way, and Independence Boulevard with roundabouts at McKinnon Street, El Dorado Drive, Natividad Road, and Independence Boulevard. In order for the Boronda Road Congestion Relief project, and the improvements contemplated in the WASP, to be completed, the City must first acquire a portion of privately-owned property located along the north side of East Boronda Road as generally shown on Attachment A to this Report. The property owners have offered to donate this property to the City and will enter into an agreement with the City for dedication of the land. The proposed land acquisition and future development of the Boronda Road improvements necessary to support the WASP is therefore consistent with and in conformity with the 2022 General Plan: Goal C-1 (Provide and maintain a circulation system that meets the current and future needs of the community.); Policy C-1.3 (Require that new development and any proposal for an amendment to the Land Use Element of the General Plan demonstrate that traffic service levels meeting established General Plan standards will be maintained on arterial or collector streets.); Policy C-1.6 (Discourage diversion of traffic to local streets by providing maximum capacity on arterial streets and locating high traffic-generating uses on or near arterial frontages.); and Policy C-1.7 (Design roadway capacities to adequately serve planned land uses.).

### Findings

The Planning Commission may determine that the proposed property acquisition for the completion of Phase 1 of the Boronda Road Congestion Relief Project conforms with the General Plan as detailed in the attached Resolution.

### Time Consideration

Work on Phase 1 of the Boronda Road Congestion Relief Project is scheduled to begin in the fall of 2024; however, the City's acquisition of the property discussed herein is necessary in order for work on Phase 1 to be completed. The Planning Commission must receive this Report on the conformity with the General Plan prior to the City Council's consideration of an agreement for the dedication of right-of-way.

### Alternatives Available to the Commission

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution and find the proposed property acquisition exempt from additional review under the California Environmental Quality Act (CEQA); or
2. Find that the findings set forth in the attached Resolution are not appropriate and establish findings stating the reasons for non-conformity.

CEQA CONSIDERATION:

The environmental impacts of the Boronda Road Congestion Relief project were analyzed in Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA), which was adopted by the City Council on November 3, 2020. The environmental impacts of the WASP were analyzed in an environmental impact report in accordance with CEQA and a Final Environmental Impact Report was certified by the Salinas City Council on December 17, 2019.

ATTACHMENTS:

Proposed Planning Commission Resolution

Attachment A: Legal Description including the following exhibit:

Exhibit "A-1": Overall East Boronda Road City of Salinas, CA.

Cc: Lisa Brinton, Community Development Director  
David Jacobs, Public Works Director  
Adriana Robles, City Engineer  
Other interested parties

I:\ComDev\Planning Share Space\Miscellaneous\2024\M 2024-007 - Phase 1 Boronda Road Congestion Project\M 2024-007 09-04-23 PC Staff Report.docx

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION ACCEPTING A REPORT AND ESTABLISHING FINDINGS ON THE  
CONFORMITY TO THE GENERAL PLAN OF A PROPOSED LAND ACQUISITION  
FOR DEVELOPMENT OF PHASE 1 OF THE BORONDA ROAD CONGESTION  
RELIEF PROJECT**

**WHEREAS**, on December 17, 2019, the Salinas City Council held a duly noticed and agendized public hearing to consider the Final Environmental Impact Report (FEIR); the proposed West Area Specific Plan; and related entitlements; and

**WHEREAS**, by Resolutions approved and Ordinances adopted on December 17, 2019, herein incorporated by this reference, the Salinas City Council certified the Final EIR, adopted the CEQA Findings, adopted the Statement of Overriding Considerations, and adopted the Mitigation Monitoring and Reporting Program for the project and adopted the WASP, among other actions; and

**WHEREAS**, on November 3, 2020, the Salinas City Council approved the Boronda Road Congestion Relief Project and allocated funding sufficient to complete Phase 1 thereof; and

**WHEREAS**, the environmental impacts of the Boronda Road Congestion Relief project were analyzed in a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA), which was adopted by the Salinas City Council on November 3, 2020; and

**WHEREAS**, in order to complete Phase 1 of the Boronda Road Congestion Relief Project, the City must acquire approximately 6.65 acres of privately-owned property located on the north side of East Boronda Road; and

**WHEREAS**, the owners of the land north of East Boronda Road and necessary for the completion of Phase 1 have offered to donate the required property to the City; and

**WHEREAS**, Government Code Section 65402(a) requires a report to the planning agency (Planning Commission) as to the conformity of the property acquisition and proposed future development to the General Plan prior to City Council consideration of any property acquisition; and

**WHEREAS**, the Planning Commission has reviewed and considered the information provided in the report related to the proposed acquisition by donation and intended use on relation to the WASP and the 2002 General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Planning Commission that the Planning Commission accepts the report on the conformity of the proposed land acquisition for the future construction of Phase 1 of the Boronda Road Congestion Relief Project; and

**BE IT FURTHER RESOLVED** that the Salinas Planning Commission adopts the following findings as the basis for its determination of conformity and that the foregoing recitations are true and correct and are included herein by this reference as findings:

1. The proposed land acquisition is exempt from additional review under the California Environmental Quality Act.

The environmental impacts of the West Area Specific Plan (WASP) and the Boronda Road Congestion Relief Project were analyzed in accordance with the California Environmental Quality Act (CEQA).

2. The proposed land acquisition is in accordance with the goals and the policies of the 2002 Salinas General Plan.

The proposed land acquisition and future development of the East Boronda Road improvements necessary to support the WASP is consistent with and in conformity with the 2022 General Plan: Goal C-1 (Provide and maintain a circulation system that meets the current and future needs of the community.); Policy C-1.3 (Require that new development and any proposal for an amendment to the Land Use Element of the General Plan demonstrate that traffic service levels meeting established General Plan standards will be maintained on arterial or collector streets.); Policy C-1.6 (Discourage diversion of traffic to local streets by providing maximum capacity on arterial streets and locating high traffic-generating uses on or near arterial frontages.); and Policy C-1.7 (Design roadway capacities to adequately serve planned land uses.).

**PASSED AND APPROVED** this 4<sup>th</sup> day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on September 4, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney Grossman  
Secretary



**Exhibit A**  
LEGAL DESCRIPTION

File no: 0886-0009

February 01, 2023

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**Parcel A:**

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of the said County, lying westerly of the westerly line of Parcels 1 and 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying southerly, easterly and southerly of the following described line:

**BEGINNING** at a  $\frac{3}{4}$ " iron pipe with yellow plastic plug inscribed "LS 6246", marking the most southerly corner of a Storm Drainage Pond Easement as shown on said Parcel Map, thence along the easterly line of said Storm Drainage Pond Easement North  $16^{\circ} 59' 59"$  East, 7.03 feet to a line that is parallel with and offset 69.30 feet northeasterly of, as measured at right angles to, said northerly line of East Boronda Road;

Thence along said parallel line South  $77^{\circ} 48' 23"$  East, 771.41 feet [South  $79^{\circ} 29' 27"$  East per said Parcel Map];

Thence leaving said parallel line South  $85^{\circ} 13' 21"$  East, 32.90 feet;

Thence South  $77^{\circ} 43' 47"$  East, 96.86 feet;

Thence South  $85^{\circ} 08' 41"$  East, 82.39 feet;

Thence North  $68^{\circ} 16' 32"$  East, 39.73 feet;

Thence North  $32^{\circ} 09' 57"$  East, 92.92 feet to a line that is parallel with and offset 47.00 feet westerly of, as measured at right angles to, the westerly line of said Parcel 2;

Thence along said parallel line North  $12^{\circ} 10' 56"$  East, 146.55 feet;

Thence leaving said parallel line North  $14^{\circ} 05' 14"$  East, 180.51 feet to a line that is parallel with and offset 41.00 feet westerly of, as measured at right angles to the westerly line of said Parcel 1;

Thence along said parallel line North  $12^{\circ} 10' 56"$  East, 578.59 feet to the westerly prolongation of the northerly line of said Parcel 1;

Thence leaving said parallel line and along said westerly prolongation South 77° 49' 04" East, 41.00 feet to the northwesterly corner of said Parcel 1.

Containing 2.87 acres, more or less.

**Parcel B:**

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County, lying easterly of the easterly line of Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying westerly of the easterly line of said Designated Remainder, and southwesterly and southerly of the following described line:

**COMMENCING** at the northeast corner of said Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, said corner also being on the south line of Parcel 1 described in said Grant Deed, thence along the easterly line of said Parcel 2 South 12° 10' 56" West, 16.82 feet to the **TRUE POINT OF BEGINNING**, thence leaving said easterly line South 01° 07' 04" East, 151.13 feet;

Thence South 15° 15' 02" East, 49.11 feet;

Thence South 38° 12' 45" East, 35.50 feet;

Thence South 61° 08' 34" East, 141.64 feet to a line that is parallel with and offset 69.30 feet northerly of, as measured at right angles to the northerly line of said East Boronda Road;

Thence, along said parallel line South 77° 48' 23" East, [South 79° 29' 27" East per said Parcel Map], 1776.02 feet to the easterly line of said Designated Remainder.

Containing 3.45 acres, more or less.



**Parcel C:**

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County described as Parcel 2 in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder.

Containing 0.33 acres, more or less.

Parcels A, B and C contain 6.65 acres, more or less.

The above-described parcel of land is graphically shown on **Exhibit "A-1"**, being 5 sheets, attached hereto and made a part hereof.

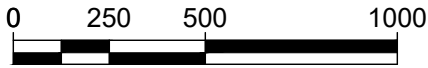
**End of Description**



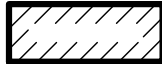
Clayton L. Bradshaw, P.L.S. 8298  
(License expiration date: 12/31/2023)  
Date Signed: February 1, 2023



GRAPHIC SCALE



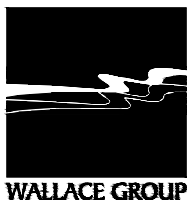
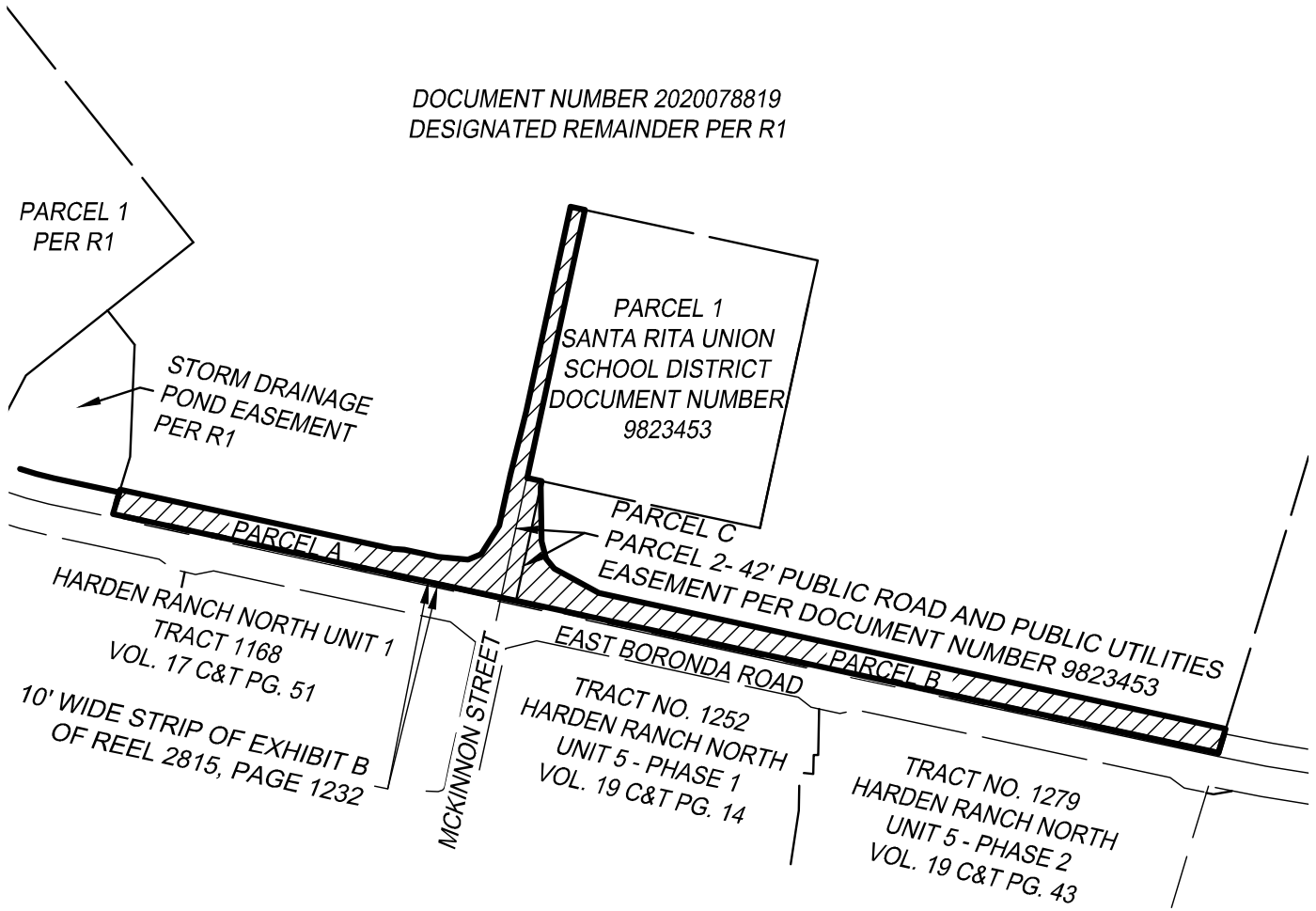
(IN FEET)  
1 IN = 500 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1



612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
www.wallacegroup.us

**EXHIBIT " A-1 " OVERALL  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 1 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0886-0009
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY:	MC
DATE :	2023-02-01
SCALE :	1" = 500'

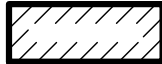
LAYOUT NAME: OVERALL

GRAPHIC SCALE



(IN FEET)

1 IN = 200 FT

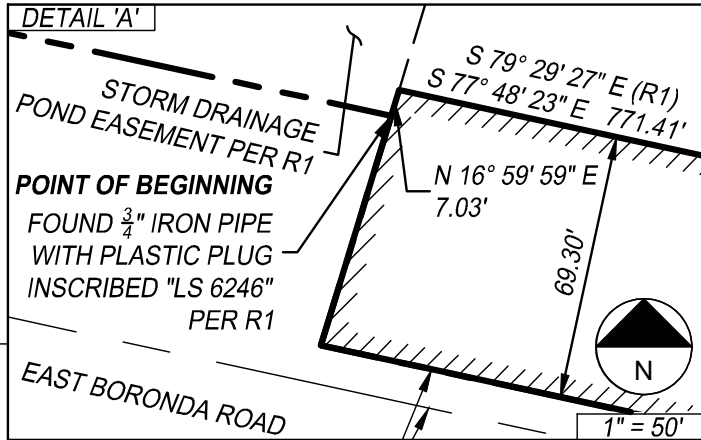


LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

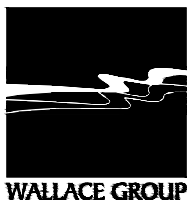
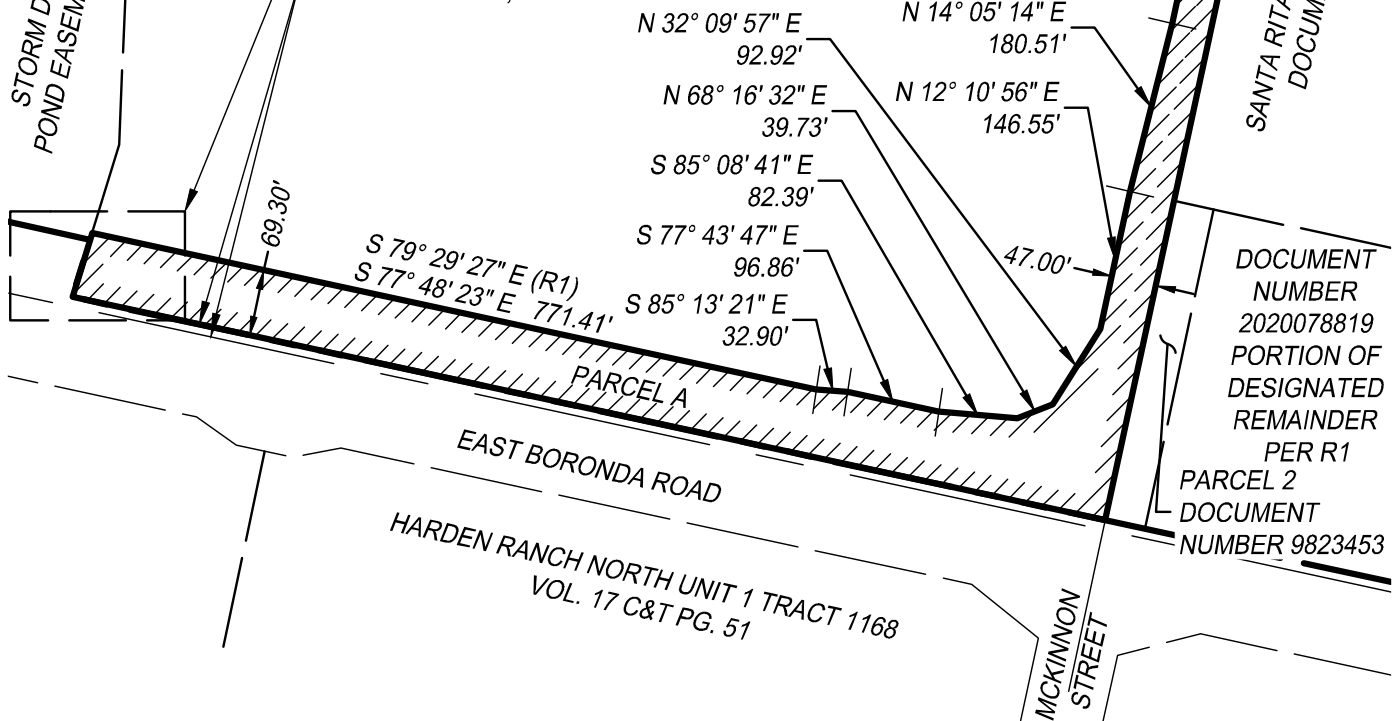
DOCUMENT NUMBER  
2020078819  
PORTION OF DESIGNATED  
REMAINDER PER R1

PARCEL 1  
PER R1



STORM DRAINAGE  
POND EASEMENT PER R1

10' WIDE STRIP OF EXHIBIT B  
OF REEL 2815, PAGE 1232



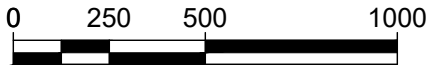
612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
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**EXHIBIT " A-1 " PARCEL A  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 2 OF 5 OF EXHIBIT " A-1 "**

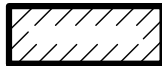
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DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 200'

LAYOUT NAME: ROW ESMT-PARCEL A

GRAPHIC SCALE



(IN FEET)  
1 IN = 500 FT

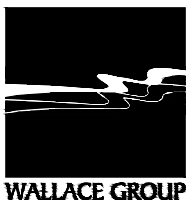
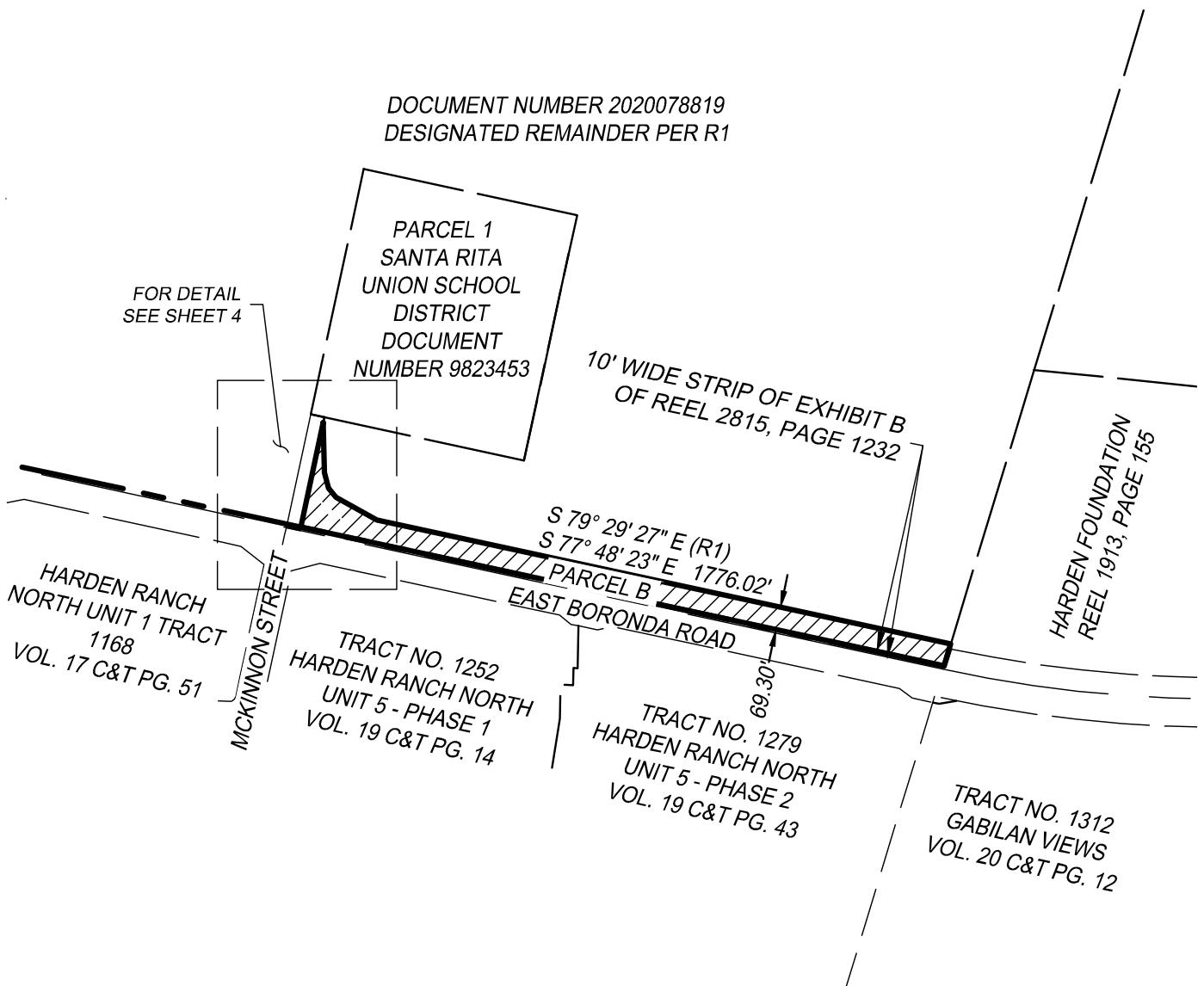


LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1



612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
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**EXHIBIT " A-1 " PARCEL B  
EAST BORONDA ROAD  
CITY OF SALINAS, CA  
SHEET 3 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 500'

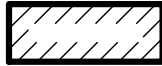
LAYOUT NAME: ROW ESMT-PARCEL B

GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

TRUE POINT  
OF BEGINNING

POINT OF  
COMMENCEMENT

PARCEL 1  
SANTA RITA UNION SCHOOL DISTRICT  
DOCUMENT NUMBER 9823453

S 12° 10' 56" W  
16.82'

PARCEL 2  
42' PUBLIC ROAD AND PUBLIC  
UTILITIES EASEMENT PER  
DOCUMENT NUMBER 9823453

S 01° 07' 04" E  
151.13'

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

S 15° 15' 02" E  
49.11'

S 38° 12' 45" E  
35.50'

S 61° 08' 34" E 141.64'

S 79° 29' 27" E (R1)  
S 77° 48' 23" E 1776.02'

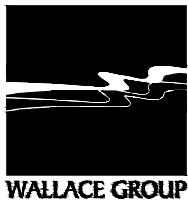
PARCEL B

69.30'

10' WIDE STRIP OF EXHIBIT B  
OF REEL 2815, PAGE 1232

EAST BORONDA ROAD

MCKINNON STREET



612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
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**EXHIBIT " A-1 " PARCEL B - DETAIL**  
**EAST BORONDA ROAD**  
**CITY OF SALINAS, CA**  
**SHEET 4 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

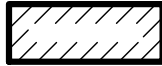
LAYOUT NAME: ROW ESMT-PARCEL B DETAIL

GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

PARCEL 1  
SANTA RITA UNION SCHOOL DISTRICT  
DOCUMENT NUMBER 9823453

42.00'

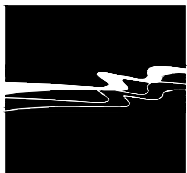
DOCUMENT NUMBER 2020078819  
DESIGNATED REMAINDER PER R1

PARCEL 2  
42' PUBLIC ROAD AND  
PUBLIC UTILITIES EASEMENT  
DOCUMENT NUMBER 9823453

10' WIDE STRIP OF EXHIBIT B  
OF REEL 2815, PAGE 1232

MCKINNON STREET

EAST BORONDA ROAD



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**EXHIBIT " A-1 " PARCEL C**  
**EAST BORONDA ROAD**  
**CITY OF SALINAS, CA**  
**SHEET 5 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

LAYOUT NAME: ROW ESMT-PARCEL C