

STANDARD PERMIT CONDITIONS

The following standard conditions shall be incorporated by reference into all permits and subdivision map approvals in conjunction with the Salinas Zoning Code and Subdivision Ordinance:

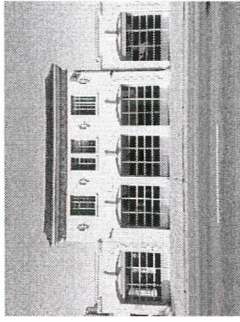
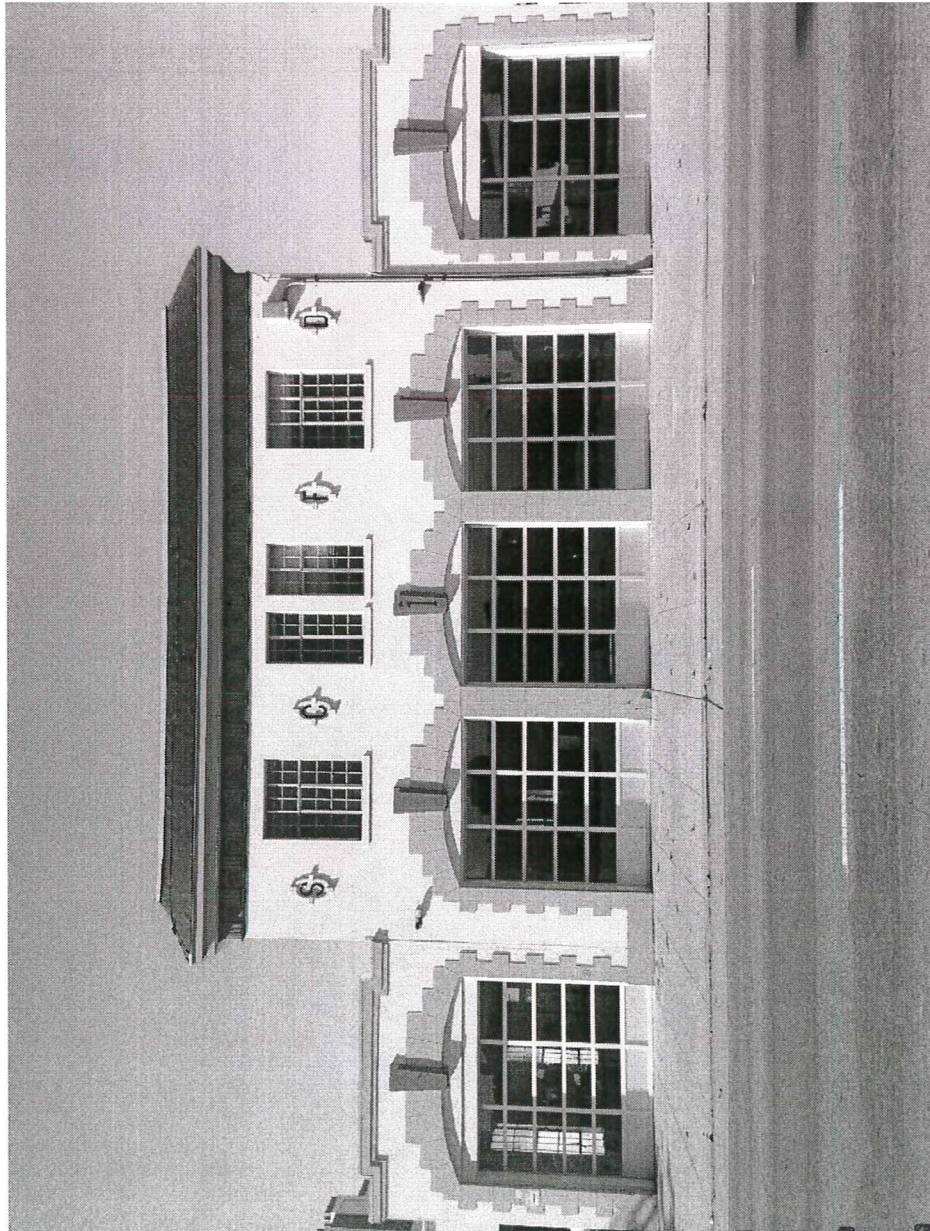
- Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
- Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Any Site Plan Permit that is exercised in violation of a condition of approval or a provision of the Salinas Zoning Code may be enforced by any appropriate means, including but not limited to civil or criminal action, by the City.
- The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved by the Community Development Director.

EXHIBIT "A"

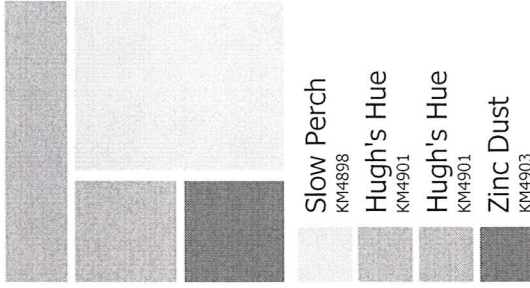


Box Sync\Color Studio\Prop-mgmtha Kelly-Moore Rendering Files\Kurt Szyndrowki\SCFD\SCFD Station 1.bmp

Interactive Schemer
generated by: Click & Paint v3



Original



- Slow Perch
KM4898
- Hugh's Hue
KM4901
- Hugh's Hue
KM4901
- Zinc Dust
KM4903

Scheme 1

The computer generated images only approximate the dry paint color. Please refer to Kelly-Moore paint chip samples for an accurate match. Actual paint colors may vary depending on the product, lighting, age, finish, type of surface and adjacent colors. For critical matches, we recommend painting a small sample of the color on the actual surface before starting the project.

1/21/2016 11:50:33 AM

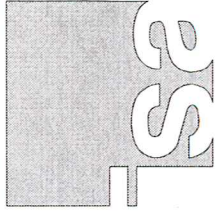
Exhibit

B

GENERAL NOTES

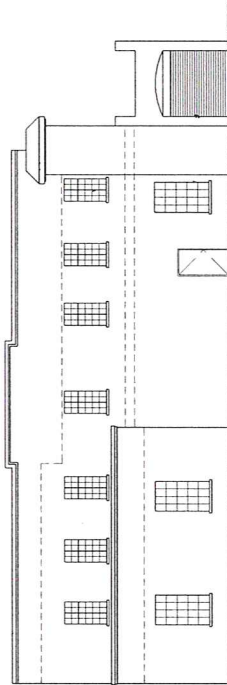
1. EVERYTHING EXISTING TO REMAIN TO GO

KEYED NOTES

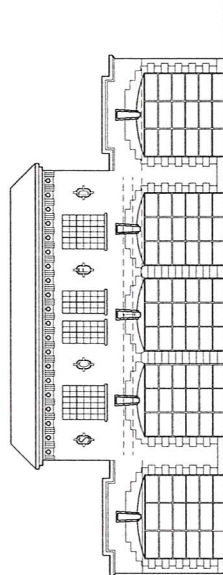


IN STUDIO ARCHITECTURE
230 MAIN STREET
SALINAS, CA 93901
831.320.2655

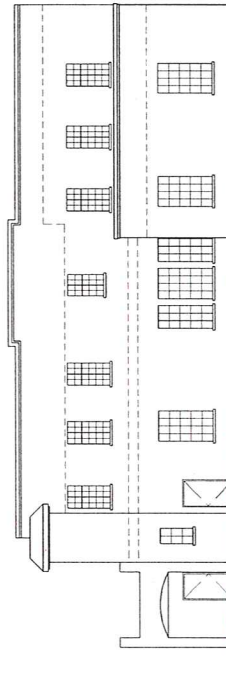
DATES



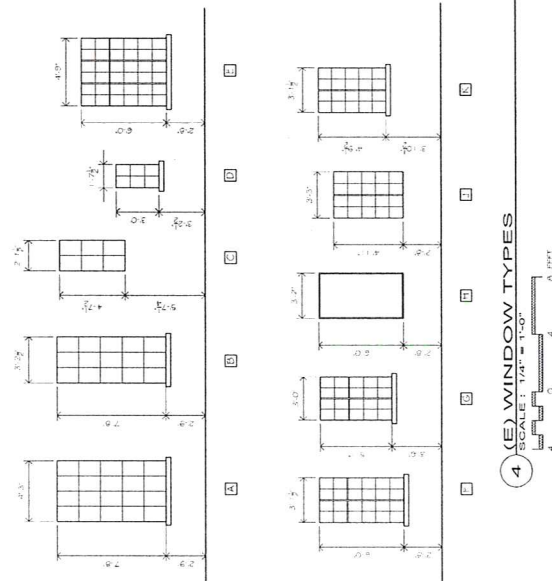
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 (E) WINDOW TYPES
SCALE: 1/4" = 1'-0"

CLIENT
TAYLOR FARMS

PROJECT
**FIRE STATION
NO. 1**

210 SALINAS STREET
SALINAS, CA 93901

SHEET

(E) EXTERIOR
ELEVATIONS

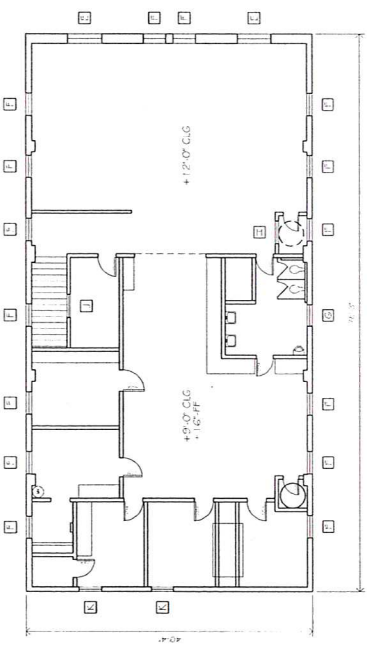
PROJECT NUMBER:	1806
ISSUED:	01-19-2016
DRAWN BY:	LV
CHECKED BY:	-
FILENAME:	-

A3.1

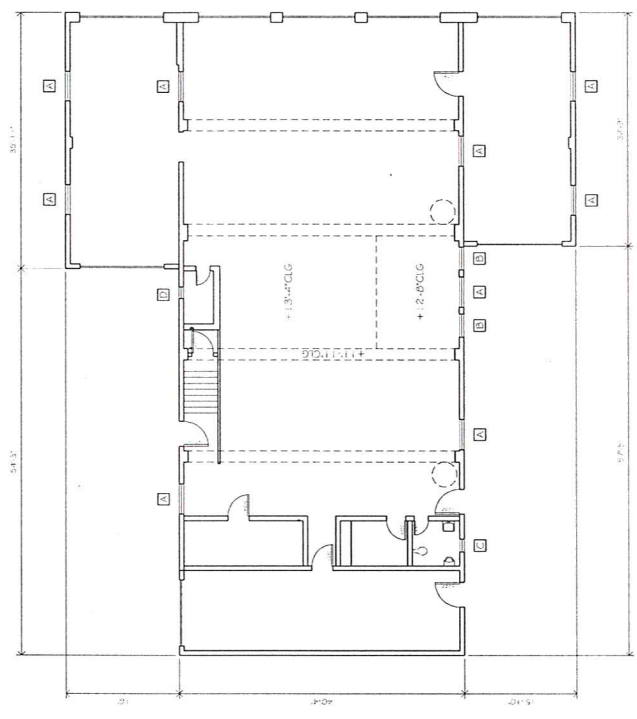
GENERAL NOTES

1. REFER TO SPECIFICATIONS TO STANDARD DRAWINGS.

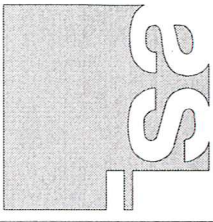
KEYED NOTES



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATE	DESCRIPTION

CLIENT
TAYLOR FARMS

PROJECT
FIRE STATION
NO. 1

210 SALINAS STREET
SALINAS, CA 93901

SHEET
(E) FLOOR
PLANS

PROJECT NUMBER:	1806
ISSUED:	01-19-2016
DRAWN BY:	LV
CHECKED BY:	
FILENAME:	

A2.1

**CITY OF SALINAS
ENGINEER'S REPORT**

DEPARTMENT OF PUBLIC WORKS

DATE: November 23, 2015

PURPOSE: General Plan Amendment (GPA) 2015-001
Rezone (RZ) Conditional Use Permit 2015-001
Minor Subdivision (RS) 2015-002 (Tom Wiles)

LOCATION: 210 Salinas Street
(former Fire Station #1)

OWNER/APPLICANT: City of Salinas

GENERAL

The development proposal lacks the specific information and detail required for detailed review and comments by City Engineering staff, but the following are being provided as general requirements for subdividing the property and redeveloping the Fire Station No. 1 building for repurpose/reuse.

PARCEL MAP REQUIREMENTS:

The minor subdivision will create three separate and legal lots of record (i.e. parcels), on the downtown City block bordered by Gabilan Street to the north, Salinas Street to the east, Howard Street to the south, and Lincoln Avenue to the west; excluding a 0.11-acre parcel on which the Women's Club building is located. The 3 resultant parcels will be for the following uses/facilities:

Parcel 1: Existing City Parking Lot No. 8 (to remain);
Parcel 2: Existing Fire Station No. 1 (to be redeveloped and repurposed);
Parcel 3: Salinas Armory/PAL facility (recently redeveloped and repurposed as the P.A.L. Center).

The parcel map shall include (and shows) 30-foot wide *NO BUILD* easements immediately north and south of the existing Fire Station #1 building to meet Code requirements. An associated agreement for the NO BUILD easement has also been prepared, and shall be recorded concurrent with the map.

The proposal to subdivide said parcel is acceptable to Public Works, Public improvement requirements conditioned on this map are detailed below.

The proposed subdivision is acceptable to the Public Works Department's Engineering Division. The following information shall be provided to the Salinas Public Works Engineering Section at the Permit Center for technical review and processing:

1. Title Report/Parcel Map Guarantee;
2. Traverse calculations for new lots and subdivision boundary;
3. Pay Monterey County Recording Fee;
4. Pay City of Salinas Public Works Map Checking Fee, unless otherwise waived by the City Manager.

The parcel map format shall conform to Salinas Subdivision Ordinance requirements, as they currently exist. The parcel map submitted shows all new property corners set with a 3/4-inch iron pipe, with a plastic plug noting the surveyor's LS number installed therein, and also identifies existing property corner and centerline monuments found in the field with ties to this survey. The parcel map submitted is extremely well documented with regard to property and street monuments; one of the best efforts I've seen in a long time.

GPA AND RZ REQUIREMENTS

Although there is no specific proposal to re-use the building at this time, the rezone proposal is to change the zoning from Public/Semi-public use to Central City Mixed Use with a Downtown and Central City Overlay. It is expected that the redeveloped use would either be offices or restaurant/bar. Based on that assumption, the following requirements would apply:

PUBLIC IMPROVEMENTS: Public improvements (curb, gutter, sidewalk, driveway, fire hydrant, street lights, etc.) currently exist and are generally in good condition along and/or near the property's frontage. However, the driveway ramp that currently exists, and formerly served the fire trucks accessing the building slopes from the depressed curb grade at the street to the interior concrete driveway grade at the building's easterly face (exceeding the 2% maximum cross slope for path of travel); precluding an accessible path of travel meeting current standards, as required by the American's with Disabilities Act (ADA). Improvements required of the GPA/RZ shall include, but are not limited to: constructing a 4-foot (minimum) wide pedestrian path of travel/sidewalk within the public right of way in front of Fire Station No. 1 to provide a reasonable pedestrian path of travel on the west side of Salinas Street between Gabilan and Howard Streets (and providing a reasonable/accessible path of travel from the MST bus facility to the south and this property; maintaining parking stalls and vehicular circulation in City Parking Lot #8, unless an alternative parking/circulation option is approved by the City Engineer and Parking Manager.

SITE IMPROVEMENTS:

- a. Building improvements shall include low flow plumbing fixture units, per City Code. The City's Sanitary Sewer Master Plan (August 2011) does not identify any sewer deficiencies in the immediate downtown area and most sewer mains were repaired and lined in 2015 to enhance their service and extend their life;
- b. A restaurant and/or bar use will likely necessitate the installation of a grease interceptor, as required by the MRWPCA;

- c. Any landscaping/irrigation at the site shall conform to the City's Water Efficient Landscape Ordinance and Water Conservation Ordinance;
- d. Energy-efficient outdoor security lighting is suggested for the building, provided it does not impact the historic charm/character of the building;
- e. If building improvements or parcel changes are made, the developer may need to address Stormwater Development Standards (SWDS) that address the City's NPDES permit requirements. Without a more detailed development plan, staff cannot determine the extent of SWDS features/actions that need to be included.

BUILDING PERMIT PLANS:

Upon approval of these three (3) applications, the following information must be shown on the building permit plans:

1. Show existing facilities (curb, gutter, sidewalk, F.H., St. Lt., etc.).
2. Replace/reconstruct all damaged curb, gutter and sidewalk along the site's Street frontage, as applicable.
3. Indicate storm drain and sanitary sewer system, locations, and tie-ins.
4. Include grading plan (showing existing and new grades/contours).
5. Denote "FIRE LANES-NO PARKING ANYTIME" and NO PARKING areas.
6. Provide SWDS Threshold determination, as applicable.
7. Post address(es) on the building per City standards.

The development proposal is to subdivide an existing City parcel into two separate and legal lots of record via parcel map, to accommodate re-use of an existing building formerly used as Salinas Fire Station No. 1. The proposal is generally acceptable as presented in its conceptual form.

On-site plans shall include: specific detail regarding site grading (if any); sanitary sewer and storm drain facilities and tie-ins to City mains; denoting new and existing facilities; and details of improvements. All on-site utilities must be installed underground, and on-site security lights shall be included in the design. Lights shall have cut-off capability to mitigate impacts to adjacent properties. A bike rack shall be installed for employee/staff use. A landscape/irrigation plan will be required with the building permit and shall include the use of drought-tolerant plants and water-minimizing irrigation system. Said plan shall conform to City Code and Water Conservation Ordinance requirements.

Addressing of the hotel shall conform to City requirements and shall be assigned by the City. Please provide a floor by floor layout of this development (8.5 x 11-inch format) to Public Works for said assignment; preferably in CADD format.

Development fees will be due and shall be paid when building permits are issued. City of Salinas development fees are estimated as follows (based on current fee rates):

Traffic Impact Fee	\$ 50,000 (6 trips/unit)
Sanitary Sewer Fee	\$ 20,000
Storm Drain Fee	\$ 6,000 (based on 1.4 acres)

Building permit, school and regional sanitary sewer fees will also be due and shall be paid when building permits are issued. Contact said agencies for information relating thereto.

DEVELOPMENT FEES: Development fees will be due and shall be paid when building permits for each individual lot is developed. Contact Salinas Public Works for information regarding various development fees and methods used to assess said fees. With regard to traffic impact fees, credit can only be given for any use in the building that has existed after January 1, 2001 to the date of building permit issuance (this credit may include some Police office use for which I will need documentation to determine the extent of credit).

Building permit, school and regional sanitary sewer fees and Regional traffic fees will also be due and payable and must be paid at the time building permits are issued. The developer should contact those agencies for their fee information.

NOTICE: The conditions of approval for General Plan Amendment (GPA) 2015-001, Rezone (RZ) 2015-001, and Record of Survey (RS) 2015-002 include certain fees and development requirements. Pursuant to Government Code Section 66020(d)(1), this hereby constitutes written notice of the fees, and a description of probable development requirements. Contact me at 758-7429 if you have questions or concerns with any items included in this report

ROBERT C. RUSSELL, P.E.
City Engineer
RCE 42871
License Expires 3/31/2016

CITY OF SALINAS DEVELOPMENT FEES

The City of Salinas collects development fees for all construction requiring a building permit. Development fees collected include traffic impact, sanitary sewer, storm drain, street tree and park fees. These, and other such fees, are adjusted annually (effective July 1) to take into account construction cost increases, which occur during the year. Other such fees include those collected by the City for plan checking, inspection, seismic, and plan processing items. Information relating to these fees can be obtained from the Community & Economic Development Department's (CEDI) Permit Services Division located at 65 W. Alisal Street upon request. Finally, the local school districts and Monterey Regional Water Pollution Control Agency (MRWPCA) collect fees for their particular purposes and should be consulted for their fee schedule. —City of Salinas development -fees are as follows:

TRAFFIC IMPACT FEES

Traffic Impact fees are collected for the construction of new streets to handle the additional traffic generated by new development or redevelopment. Funds are collected and placed into an account which is used only for projects identified in the Traffic Fee Ordinance (TFO). For commercial/ industrial uses, fees are based on trips generated by the use and the building area. Trip generation rates for the various uses are included in the TFO and are available in handout form from Development and Engineering Services. Generally, the traffic impact fee is determined by dividing the building square footage by 1000, multiplying the resultant number by the use's trip generation rate, and then multiplying by the trip fee which is \$347.00 per trip effective July 1, 2015. If an existing building is, or has been, occupied by a specific use between January 1, 2000 and the time an application for a building permit is submitted to the City, credit is given for the trips generated by that use. The following is an example of traffic fees for a new 50,000 s.f. industrial building with no credit.

BUILDING SQUARE FOOTAGE		50,000
<u>DIVIDED BY</u>		<u>1 000</u>
MULTIPLYING FACTOR		50
TRIP GEN. RATE FOR USE (5/1000 S.F.)	X	5
<u>PER TRIP FEE \$347.00)</u>	<u>X</u>	<u>347.00</u>
TRAFFIC IMPACT FEE		\$86,750.00

Residential development also pays traffic impact fees, but the fees are based on each residential unit. A single family home will be assessed \$3,360 in traffic fees beginning July 1, 2015 (10 trips/unit x \$347/trip). Trip generation rates for other uses and residential unit types (i.e. apartments) are included in trip generation tables contained in the TFO. \$223.00 per daily trip for Monte Bella, Boronda Crossing Shopping Center, and other developments with pre — 2005 planning approvals
 \$503.00 per daily trip Future Growth Area

SANITARY SEWER FEE

New development within Salinas is also assessed sanitary sewer fees by the MRWPCA and the City of Salinas. Sewage originating in Salinas is transported underground through the City by a collection system owned and maintained by the City, before ultimately being transported to Marina where it is treated by MRWPCA. Developers should contact MRWPCA at (831) 372-2385 for information on their fees. As of July 1, 2015, MRWPCA sewer fee is \$3,171 per residential unit; based on the Equivalent Dwelling Unit (EDU) equivalent for commercial/industrial development.

The City fee is collected for the construction of new sewer mains and related facilities to accommodate the additional sewage discharge from new development. As of July 1, 2015 the City commercial/industrial sanitary sewer fees are \$1,611.00 for the first 4,000 s.f. of building area and first 20 fixture units. An additional \$17.00 is assessed for each fixture unit over 20 while \$4.00 is assessed for every 100 sq. ft. over 4,000. Residential units are assessed on the number of bedrooms within each unit, with a July 1, 2015 fee of \$487 per bedroom. It should be

noted that rooms which can be converted to a bedroom (i.e. 10' x 10' study room) would qualify as a bedroom and will be assessed accordingly.

STORM-DRAIN FEES

A storm drain fee is collected to provide new drainage facilities to handle additional runoff generated by new development. New development must also comply with the City's most current Storm Water Development standards/NPDES permit. Storm drain mains generally transport the runoff to either Reclamation Ditches, Carr Lake or other primary drainage facility. For commercial/industrial development, the fee is based on the new/additional hardscape area and assessed at \$6,630.00 per acre. Schools are assessed \$5,287.00 per acre, while residential units are assessed \$522 per bedroom; as defined above. These fees are effective July 1, 2015.

STREET TREE FEES

Street tree fees are also collected for the installation of City standard street trees. Street trees are installed to enhance the aesthetics of the community as well as provide valuable environmental benefits. As of July 1, 2015 the fee is \$315 per 60 lineal feet of street frontage for all developments, and is prorated accordingly.

PARK FEES

Residential development pays \$895 per bedroom toward Park fees for the acquisition and development of park facilities to meet the recreational needs of Salinas' citizens. Commercial/industrial developments are not assessed park fees.

SCHOOL FEES

The below school districts currently collect fees for property located in the City limits of Salinas. You may obtain fee amounts by contacting the district offices. Properties are required to contact one or two of the following districts. If you have questions, please contact the Salinas Permit Center at (831) 758-7251.

Salinas Union High School District 431 W. Alisal Street Salinas, CA 93901 (831) 796-7018	Alisal Union School District 1205 E. Market Street Salinas, CA 93905 (831) 753-5700, ext. 2031	Salinas City Elementary School District 840 S. Main Street Salinas, CA 93901 (831) 753-5600
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Public Facilities Impact Fee Schedule

Development Type	Dev. Unit	Fire Impact Fee	Police Impact Fee	Library Impact Fee	Recreation Impact Fee	Total Impact Fees
Residential, Single-Family	DU	\$ 273.51	\$ 1,503.49	\$ 1,071.09	\$ 594.69	\$ 3,442.79
Residential, Multi-Family	DU	\$ 266.19	\$ 1,503.49	\$ 1,071.09	\$ 594.69	\$ 3,435.47
Commercial	KSF	\$ 461.83	\$ 614.50		\$ 594.69	\$ 1,076.33
Industrial	KSF	\$ 104.75	\$ 409.67		\$ 0	\$ 514.42

1 DU=Dwelling Unit:

KSF=1,000 square feet of floor area

s.f. = square feet

**CITY OF SALINAS
FIRE DEPARTMENT
DEVELOPMENT REVIEW COMMENTS**

DATE: November 25, 2015
ADDRESS: 210 Salinas St.
PROJECT #: GPA2015-001, RZ2015-001, and RS2015-002

ALL REQUIREMENTS SHALL BE ADDRESSED BY COMMENT(S), AND/OR PLAN DETAIL(S), AND/OR MANUFACTURER'S / LISTING DOCUMENTS. TO EXPEDITE THIS PLAN/APPLICATION RECHECK, RETURN A COPY OF THESE COMMENTS WITH YOUR RESPONSE, ON THE CORRECTED PLANS TO THE PERMIT CENTER.

- All plans shall conform to 2013 CBC, 2013 CFC and the most current NFPA standards required by currently adopted codes. As amended by the Salinas Municipal Code online at <http://municipalcodes.lexisnexis.com/codes/salinas/>
- This is a preliminary review of a plan. This fire department review is focused on fire department access to the parcel and building, hydrant placement, as well as fire flow from hydrants in the vicinity.
- Additional comments for corrections may be made when detailed plans are submitted for construction.
- We will not correct your incomplete plans in all respects. Consider following the "Effective Use of the IBC/CBC" found in the front pages of the International/California Building Code to produce a 100% construction plan.
- Deferred submittals for automatic fire protection systems may be allowed, if the construction plan does not include all system specifications necessary to complete the building construction plan review.
- Provide the Fire Department with one 8^{1/2}" x 11" final site plan. An electronic version is preferred.
- These development review comments are intended to guide the project towards a complete construction plan submittal.

FIRE PROTECTION WATER SUPPLIES

Project shall meet the minimum fire flow requirements of CFC Appendix B

Water supply test from water purveyor required: **Cal Water**

Fire hydrants shall comply with CFC section CFC 507.5 and Appendix C

RESPONSE: _____

FIRE APPARATUS ACCESS ROADS

The site plan shall comply with CFC Chapter 503 and Appendix D

RESPONSE: _____

If you have any questions, you may contact me Monday through Wednesday, at (831) 758-7960; or at mark.treuge@ci.salinas.ca.us.

Thank You

Mark Treuge
Fire Plan Checker/Fire Inspector

Exhibit 

**OLD FIREHOUSE BUILDING
MITIGATION MONITORING AND REPORTING PROGRAM**

210 Salinas Street

(General Plan Amendment 2015-001, Rezone 2015-001, Resubdivision 2015-002, and Site Plan Review 2016-003)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CR-1 Cultural Resources	Compliance shall be required with all applicable Federal, State, and Local Planning and building code regulations for the demolition, alteration, and/or reconstruction of historic structures. Future development or construction on the Old Firehouse structure that has any impact on its historic integrity will need to be reviewed and commented upon by the Community Development Department prior to the issuance of a development review application and/or building permit for such work. Depending on the scope of work, the Community Development Department may forward any future development or construction to the Historic Resources Board for review and comment prior to the issuance of a development review application and/or building permit for such work.	To maintain the historical aspects of the existing structure	Applicant or Successor in Interest.	Community Development Department – Plan Check Services and Current Planning	During construction phase
CR-2 Cultural Resources	In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Section 21083.2 of the California Public Resources Code.	To ensure protection of any on-site cultural resources	Applicant or Successor in Interest.	Community Development Department – Plan Check Services and Current Planning	During construction phase
CR-3 Cultural Resources	In the event that human remains are encountered during grading/construction, all work shall cease until the Monterey County Coroner has been contacted. If it is	To ensure protection of any on-site cultural	Applicant or Successor in Interest.	Community Development Department – Plan Check Services and Current Planning	During construction phase

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	<p>determined that the remain are Native American, the Monterey County 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 MLD or the MLD failed to make a recommendation within 24 hours after being notified by the Commission; b) the descendent identified fails to make a recommendation; or c) the landowner or their 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.</p>	resources			