

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Thomas Wiles, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

TENTATIVE MAP 2021-001
City of Salinas
Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on _____, 2024, found that the pursuant to Salinas City Code Sections 31-401.8,31-401.9 and 31-401.10 that the proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code, the design or improvement of the proposed subdivision is consistent with the general plan, standard specifications, design standards, standard plans, development regulations, and any applicable specific plan, the site is physically suitable for the proposed type of development, the site is physically suitable for the proposed density of development, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, the design of the subdivision or the type of improvements is not likely to cause serious public health problems, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, the waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board, that the Tentative Map has been granted pursuant to Salinas City Code Section 31-401.9, and has been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered a previously approved Final Environmental Impact Report for the Salinas Central Area Specific Plan.

NOW, THEREFORE, the Salinas City Council hereby grants Tentative Map 2021-001 pursuant to *Article 4: Tentative Maps* of Chapter 31 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit: and upon the following terms and conditions and not otherwise, to wit:

ISSUED TO: Stonebridge Homes: Hugh Walker

PROPERTY OWNERS: East Boronda, LLC

FOR: Subdivide an existing 189.27-acre lot into 427 residential lots with an additional 10 park, open space, and public/semipublic lots (437

total lots) in six (6) phases (portion of Central Area Specific Plan (CASP) for a maximum of 1,674 residential units.

ON PROPERTY LOCATED AT: 1101 East Boronda Road

ASSESSOR'S PARCEL NO: 153-091-015-000

ZONING DISTRICTS: Neighborhood Edge A and B (NE-A and NE-B), Neighborhood General A, B, and C (NG-A, NG-B, and NG-C), Village Center A and B (VC-A and VC-B), Park (P), Open Space (OS), Public/Semipublic (PS), Central Area Specific Plan Overlay District (SP-11), and Flood Overlay (F)

ENVIRONMENTAL REVIEW ACTION & DATE: Previously approved Final Environmental Impact Report for the Salinas Central Area Specific Plan by the Salinas City Council on November 17, 2020, via a checklist prepared pursuant to CEQA Guidelines Section 15183 dated June 28, 2024.

EXPIRATION DATE: None, once properly established.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to subdivide a 189.27-acre lot located in the Salinas Central Area Specific Plan (CASP) into 427 residential lots with an additional 10 park and open space lots in six (6) phases for a maximum of 1,674 residential units located on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit as described below:

- Exhibit "A" Vicinity Map**
- Exhibit "B" Title Sheet (Sheet 1)**
- Exhibit "C" Existing Conditions (Sheet 2)**
- Exhibit "D" Street Sections (Sheet 3)**
- Exhibit "E" Street Sections (Sheet 4)**
- Exhibit "F" Details (Sheet 5)**
- Exhibit "G" Central Area Special Plan (CASP) Density Conformance (Sheet 6)**
- Exhibit "H" Lotting Plan (Sheet 7)**
- Exhibit "I" Lotting Plan (Sheet 8)**
- Exhibit "J" Lotting Plan (Sheet 9)**
- Exhibit "K" Lotting Plan (Sheet 10)**
- Exhibit "L" Lotting Plan (Sheet 11)**
- Exhibit "M" Lotting Plan (Sheet 12)**
- Exhibit "N" Lotting Plan (Sheet 13)**
- Exhibit "O" Lotting Plan (Sheet 14)**
- Exhibit "P" Lotting Plan (Sheet 15)**
- Exhibit "Q" Lotting Plan (Sheet 16)**

Exhibit “R” Lotting Plan (Sheet 17)
Exhibit “S” Lotting Plan (Sheet 18)
Exhibit “T” Lotting Plan (Sheet 19)
Exhibit “U” Lotting Plan (Sheet 20)
Exhibit “V” Lotting Plan (Sheet 21)
Exhibit “W” Lotting Plan (Sheet 22)
Exhibit “X” Lotting Plan (Sheet 23)
Exhibit “Y” Preliminary Grading Plan (Sheet 24)
Exhibit “Z” Preliminary Grading Plan (Sheet 25)
Exhibit “A-1” Preliminary Grading Plan (Sheet 26)
Exhibit “B-1” Preliminary Grading Plan (Sheet 27)
Exhibit “C-1” Preliminary Grading Plan (Sheet 28)
Exhibit “D-1” Preliminary Grading Plan (Sheet 29)
Exhibit “E-1” Preliminary Grading Plan (Sheet 30)
Exhibit “F-1” Preliminary Grading Plan (Sheet 31)
Exhibit “G-1” Preliminary Grading Plan (Sheet 32)
Exhibit “H-1” Preliminary Grading Plan (Sheet 33)
Exhibit “I-1” Preliminary Grading Plan (Sheet 34)
Exhibit “J-1” Preliminary Grading Plan (Sheet 35)
Exhibit “K-1” Preliminary Grading Plan (Sheet 36)
Exhibit “L-1” Preliminary Grading Plan (Sheet 37)
Exhibit “M-1” Preliminary Grading Plan (Sheet 38)
Exhibit “N-1” Preliminary Grading Plan (Sheet 39)
Exhibit “O-1” Grading Sections (Sheet 40)
Exhibit “P-1” Grading Sections (Sheet 41)
Exhibit “Q-1” Preliminary Utilities Plan (Sheet 42)
Exhibit “R-1” Preliminary Utilities Plan (Sheet 43)
Exhibit “S-1” Preliminary Utilities Plan (Sheet 44)
Exhibit “T-1” Preliminary Utilities Plan (Sheet 45)
Exhibit “U-1” Preliminary Utilities Plan (Sheet 46)
Exhibit “V-1” Preliminary Utilities Plan (Sheet 47)
Exhibit “W-1” Preliminary Utilities Plan (Sheet 48)
Exhibit “X-1” Preliminary Utilities Plan (Sheet 49)
Exhibit “Y-1” Preliminary Utilities Plan (Sheet 50)
Exhibit “Z-1” Preliminary Utilities Plan (Sheet 51)
Exhibit “A-2” Preliminary Utilities Plan (Sheet 52)
Exhibit “B-2” Preliminary Utilities Plan (Sheet 53)
Exhibit “C-2” Preliminary Utilities Plan (Sheet 54)
Exhibit “D-2” Preliminary Utilities Plan (Sheet 55)
Exhibit “E-2” Preliminary Utilities Plan (Sheet 56)
Exhibit “F-2” Stormwater Control Plan (Sheet 57)
Exhibit “G-2” Stormwater Control Notes & Details (Sheet 58)
Exhibit “H-2” Stormwater Basin West (Sheet 59)
Exhibit “I-2” Stormwater Basin East (Sheet 60)
Exhibit “J-2” Preliminary Traffic Calming (Sheet 61)
Exhibit “K-2” Cumulative Noise Levels (Sheet 62)

Exhibit “L-2” Phasing Plan (Sheet 63)

Exhibit “M-2” Affordable Housing Plan dated April 5, 2024

Exhibit “N-2” Engineer’s Report dated November 22, 2023

**Exhibit “O-2” Final Mitigation Monitoring and Reporting Program for Final
Central Area Specific Plan dated November 2020**

Exhibit “P-2” CASP General Plan Map for TM 2021-001

Exhibit “Q-2” CASP Zoning Code Map for TM 2021-001

2. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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.
3. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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 improvement plans shall note this improvement and the fair-share funding requirement.
4. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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.
5. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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.

6. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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 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.
7. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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).
8. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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.
9. The Applicant or successor-in-interest shall provide written verification stating that they have provided their fair-share 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 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.

10. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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.
11. The Applicant or successor-in-interest shall provide written verification stating that they have provided their fair-share 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.
12. The Applicant or successor-in-interest shall provide written verification stating that they have provided their 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. This condition shall include the use of currently available Adaptive Traffic Control Systems (ATCS) in the intersection design.
13. The Applicant or successor-in-interest shall provide written verification stating that they have provided their fair-share funding for the installation of a traffic signal or roundabout 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.
14. The Applicant or successor-in-interest shall provide written verification stating that they have provided their fair-share 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.

15. Prior to issuance of any building permit, Applicant or successor-in-interest shall provide written verification that they have provided their fair-share funding to 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 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.
16. Prior to the approval of any final improvement plan, the Applicant or successor-in-interest shall provide written verification that they have provided their 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.
17. Prior to the approval of any final improvement plan, the Applicant or successor-in-interest shall provide written verification that they have provided their 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.
18. The Applicant or successor-in-interest shall provide written verification that they have provided their 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 (ATCS) in the intersection design, as specified by the City of Salinas Public Works Department.

19. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
20. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
21. The Applicant or successor-in-interest shall provide written verification that they have provided their 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 improvement plans shall note this improvement and the fair-share funding requirement.
22. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
23. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.

24. The Applicant or successor-in-interest shall provide written verification that they have provided their 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 improvement plans shall note these improvements and the fair-share funding requirement.
25. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
26. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
27. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
28. The Applicant or successor-in-interest shall provide written verification that they have provided their fair-share contribution for the installation of a northbound left turn lane at the 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.

29. Prior to the approval of final improvement plans for the Tentative Map, the Applicant or successor-in-interest shall provide written verification that they have provided their 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.
30. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
31. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
32. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.
33. The Applicant or successor-in-interest shall provide written verification that they have provided their 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.

34. Per CASP Section 3.7.6 (Proof of Conformance), the Applicant or successor-in-interest shall submit for review and approval by the Community Development Department a Lot Standard Master Plan prior to recordation of any Final Map which creates any residential lots as provided in Section 9.3.1 of the Specific Plan.
35. Dedication of neighborhood and small parks shall occur concurrently with the recording of final subdivision maps, and all park improvements will be provided in accordance with the City requirements.
36. Permits for subdivision sales offices and model residential units may be issued prior to Final Map approval (in accordance with City requirements, Zoning Code Section 37-50.300 and as provided in the Subdivision Map Act) subject to the approval of the City Planner, City Engineer, Building Official and Fire Marshal. Prior to issuance of a building permit of a model home complex, the Applicant or successor in interest shall submit to the Community Development a Temporary Use of Land Permit for review and approval.
37. Any developing ownership may need to obtain from the adjoining ownerships, the access, and easements necessary for roadways or utilities to support development of their individual property. This agreement must occur prior to recordation of a Final Map, unless otherwise approved by the City Engineer.
38. All development located within Tentative Map 2021-001 shall comply with the provisions of Section 37-50.220(c) of the Salinas Zoning Code requiring the recordation of a deed restriction containing the Notice of Right to Farm prior to the recordation of a final map or issuance of the first building permit for any project located within one thousand (1,000) feet of agricultural land, agricultural processing, or agricultural farming operations whether located within or outside of the Plan Area.
39. Each project applicant and/or developer shall be responsible for financing and constructing improvements on the street and alley serving each block prior to approval of any occupancy permit on that block, except the planter, street trees, sidewalk and landscaping in front of the incomplete home may be delayed until the home nears completion, provided sufficient construction PCBMPs are installed and the delay is approved by the City Engineer.

40. The City Engineer and City Planner shall review the developer's improvement plans for consistency with these lighting standards prior to approval of any subdivision improvements, Development Review Application or building permit, as applicable.
41. As part of development project and per the CASP Final EIR, payment of the Agricultural land mitigation fee shall occur, pursuant to Section 9.5 of the CASP.
42. Because the Project exceeds ten residential units, it is subject to the City's Inclusionary Housing Ordinance (Salinas Municipal Code Chapter 17). To demonstrate compliance, the Applicant and the City have executed an Affordable Housing Plan dated, April 5, 2024, is incorporated herein as Exhibit "M-2" of this Tentative Map. In the Plan the Applicant selected Option One under Municipal Code Section 17-11(e)(1), electing to provide a minimum of three hundred thirty-five (335) ownership/rental inclusionary units. After Tentative Map approval and prior to Building Permit issuance, Applicant/Permittee shall execute an Affordable Housing Agreement prepared by the City pursuant to Municipal Code Chapter 17 and to the City's Inclusionary Housing Guidelines. The required Affordable Housing Agreement shall be based upon the Affordable Housing Plan, dated April 5, 2024. However, if there is any discrepancy in the requirements contained in either document, the terms of the Affordable Housing Agreement shall prevail. The Affordable Housing Agreement and an Inclusionary Housing Resale Deed Restriction Agreement shall be executed by the Applicant/Permittee and the City and recorded at the Monterey County Recorder's Office for all parcels to be deed restricted under the Affordable Housing Plan.
43. No outdoor storage, display, or sale of merchandise of any kind will be permitted, except in accordance with a valid Yard Sale/Garage Sale Permit issued by the City.
44. Prior to issuance of any building permit, a draft of Covenants, Codes, and Restrictions (CC&Rs) will need to be submitted to the City of Salinas for review. The CC&Rs need to provide for maintenance and operation responsibilities, development restrictions, liability, and any other obligations for the proposed project. A recorded copy of the approved CC&Rs shall be provided to the City of Salinas prior to issuance of any building permit.
45. The "Conditions of Approval" stated in the Engineer's Report dated November 22, 2023 (attached as Exhibit "N-2), shall be incorporated into the project.
46. The Applicant or successor-in-interest, for TM 2021-001 shall work with Monterey Salinas Transit (MST) to provide a fair-share funding plan to provide transit service to the project site.
47. The Applicant or successor-in-interest for TM 2021-001 shall work with Pacific Gas & Electric (PG&E) concerning the providing of their services to the project site and dedications of any future Public Utility Easements (PUE).

NPDES REQUIREMENTS

48. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project (see attached Exhibit "N-2").

ENVIRONMENTAL MITIGATIONS

49. All mitigation measures listed in the Mitigation Monitoring and Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit "O-2".

FIRE PROTECTION REQUIREMENTS

50. All applicable requirements of the Salinas Fire Department including those items identified in Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.
51. All fire sprinkler apparatus shall be incorporated into the overall site plan and building design. Such apparatus shall be located within building interiors, garages, stairwells, utility areas, trash areas and/or other areas substantially out of the public view. Fire Department connection pipes shall be painted to match the adjacent building.

CRIME PREVENTION REQUIREMENTS

52. Prior to the issuance of any building permit, the applicant or successor-in-interest shall consult with the Police Department regarding crime prevention and security. Written confirmation from the Police Department demonstrating compliance with this condition shall be submitted to the Community Development Department prior to issuance of a building permit.

PARKING REQUIREMENTS

53. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

SIGNS

54. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.
55. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind

signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

OUTDOOR LIGHTING

56. Exterior lighting may be installed in accordance with Zoning Code Section 37-50.480 under the following limitations:
- a. No floodlighting will be allowed.
 - b. Outdoor lighting shall employ cutoff optics that allows no light emitted above a horizontal plane running through the bottom of the fixture. No portion of the lamp (including the lens and reflectors) shall extend below the bottom edge of the lighting fixture nor be visible from an adjacent property or public rights of way.
 - c. Lighting adjacent to other property or streets shall be shielded to reduce light trespass.
 - d. Light standards shall comply with Appendix "E" of the Final Central Area Specific Plan dated November 2020.
 - e. Illumination shall not exceed an average maintained 2.4 foot-candles at ground level with uniform lighting levels and shall not exceed a maximum of 0.5 foot-candles at an R (residential) district property line.
 - f. Prior to Building Permit the issuance, a detailed lighting plan (including details of all exterior lights and a point-to-point photometric lighting plan showing horizontal illuminance in foot-candles) that demonstrates compliance with the requirements herein shall be submitted for review and approval by the Community Development Department.

BUILDING MATERIALS AND COLORS

57. Building materials, colors, and design of all development located in TM 2021-001 project area shall comply with all applicable Central Area Specific Plan (CASP) and Salinas Zoning Code development standards and regulations. Prior to Building Permit issuance, all exterior building materials and colors shall be identified on the building plans, and a colors and materials board shall be submitted by the Applicant for review and approval by the Community Development Department.

USABLE OPEN SPACE

58. Usable open space for all development located in the TM 2021-001 project area shall be in compliance with applicable Central Area Specific Plan (CASP) and Salinas Zoning Code development standards and regulations.

LANDSCAPING AND WALLS/FENCING

59. Landscaping shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the Community Development Department. The landscape and irrigation plans shall include the following:
- a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1.) grasses and groundcovers, 2.) shrubs, and 3.) trees.
 - b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
 - c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
 - e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
 - f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
 - g. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
 - h. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 - i. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten-percent.
 - j. Plant material shall conform to the following spacing standards:

- i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
 - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
 - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
 - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

- 60. All landscaping and irrigation plans within the street rights-of-way shall be prepared by a licensed landscape architect and are subject to the approval of the City Planner and City Engineer prior to installation in accordance with City Standards.

- 61. All landscaping shall comply with *Article V, Division 4: Landscaping and Irrigation*, of the Salinas Zoning Code, including, but not limited to, standards, drought resistant plants and turf, irrigation, parking lot landscaping and installation and maintenance. Riparian habitat restoration landscaping shall be in accordance with the mitigation measures for biological resources in accordance with Exhibit “O-2.”

- 62. Prior to recordation of a Final Map for each subdivision, a Master Subdivision Wall Plan (for the walls located along the perimeter of the plan area) shall be submitted for review and approval by the City Planner and City Engineer. The Master Subdivision Wall Plan (once approved) shall be added to Appendix P of the Specific Plan. All walls abutting the surrounding Plan arterial streets shall be constructed with the same design, materials and color.

- 63. Prior to construction of any wall or fences located on individual lots within the interior of each subdivision, a Master Wall and Fencing Plan walls (including the design, colors and materials) shall be submitted to the Community Development Department for review and approval by the City Planner. Upon approval the Master Wall and Fencing Plan, it will be added to Appendix P.

- 64. All perimeter walls and fencing shall comply with setback requirements pursuant to Zoning Code Section 37-50.090, except as modified by environmental mitigation measures relative to biological resources (see Exhibit “O-2”).

- 65. All dilapidated fencing on the subject site located along the interior property lines adjacent to existing residences shall be repaired/replaced as necessary.

RECYCLING AND SOLID WASTE

- 66. Prior to issuance of any building permit, written confirmation from the City’s waste disposal service provider is required to ensure that the recycling and solid waste

provisions of the project will meet the service needs of the City's waste disposal service provider.

MAINTENANCE

67. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

68. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
69. All future development shall comply with the Engineer's Report dated November 22, 2023 (Exhibit "N-2").
70. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

71. All utility lines shall be placed underground and all power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping or a screen fence of a design approved by the utility company and the City Planner.
72. All mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

73. The issuance of this Tentative Map shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.
74. This Tentative Map may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be

available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

75. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Tentative Map. The City Planner may approve minor modifications to this Tentative Map if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

76. 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 City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

FINAL MAP REFERENCE AND CONDITIONS

77. Prior to issuance of any building permits, Final Maps providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall be approved by the City Council and recorded by the County Recorder. Final Maps shall be in compliance with Tentative Map Exhibits "B" through "L-2", Conditions of Approval, and Exhibit "N-2" Engineer's Report, dated November 22, 2023.

SUBSTANTIAL ACTION TIME LIMIT

78. Per the CASP, notwithstanding the provisions of Section 31-312 of the City's Subdivision Ordinance or further extensions as authorized by the State Subdivision Map Act, the approval or conditional approval of a Tentative or Vesting Tentative Map shall expire five (5) years after the date of the Resolution adopted by the City Council approving or conditionally approving the Tentative Map. The subdivider may request an extension to the expiration date as provided in Municipal Code Section 31-313, discretionary extensions of Tentative Map approval. The subdivider may also be entitled to an extension of the expiration date as provided in Municipal Code section 31-314, statutory extensions of Tentative Map approval. Expiration of an approved Tentative Map shall terminate all proceedings, and no final map for all or any portion of the real property included within this Tentative Map shall be filed without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording the final map, may lawfully occur after the date of expiration of the tentative map. Delivery to the City Planner or City

Engineer of a signed Final Map, as applicable, in substantial conformance with the approved tentative map, as applicable, necessary improvement plans, and all required fees and deposits shall be deemed as “timely filing” for purposes of this section.

PERMIT VALIDATION

79. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

STANDARD CONDITIONS

80. 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.
81. 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. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
82. 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.
83. 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. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

84. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS TENTATIVE MAP 2021-001 *was approved by action of the Salinas City Council on _____, 2024, and shall become effective immediately:*

Effective Date: , 2024

Lisa Brinton
Community Development Director

(All Signatures Listed Below on Pages 20 through 21 Must Be Notarized)

*This **TENTATIVE MAP** is hereby accepted upon the express terms and conditions hereof, and the undersigned permittee agrees to strictly conform to and comply with each and all of this permit's terms and conditions.*

Dated: _____

Hugh Walker
Stonebrige Homes, Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this Tentative Map.

Dated: _____

Robert Bikle, Manager
East Boronda, LLC, Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____