

RESOLUTION NO. 12963 (N.C.S.)

A RESOLUTION ESTABLISHING POLICY REGARDING THE PROVISION OF  
PUBLIC FACILITIES FOR NEW DEVELOPMENT

WHEREAS, it is the policy of the City of Salinas that new development should pay for and provide the public improvements made necessary by that development.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF SALINAS,

I. Developers shall provide:

A. Street improvements to City standards for on-site and adjacent streets.

1. Street improvements shall include alleys, street paving, islands, striping, traffic signs, traffic signals, bridges, street monuments, street name signs, street light system with metal poles and underground services (dedicated to the City), curbs, gutters, and sidewalks.
2. When the development has access rights to adjacent streets, a minimum of half the adjacent street shall be improved, but in no case shall less than 30 feet of pavement from the gutter lip be improved.
3. When there are adjacent non-access roads by the development, they shall be improved with a standard sound attenuation masonry wall, curbs, gutters, sidewalks, landscaping, irrigation systems and 30 feet of paving.

B. All on-site utilities including sanitary sewers, local sewage pumping systems, storm drains, industrial waste sewers, water systems and fire hydrants as required; TV inspection of sanitary sewer and storm drains. All electrical, telephone, cable TV, and similar utilities shall be installed underground. In the case of industrial developments, the Director of Development may waive the requirement that the facility be placed

underground if a finding can be made that no adverse or environmental impact would result from above-ground installation.

- C. Dedicate rights-of-way and easements within the project as required for public purposes.
- D. Fences or walls to separate the development from public facilities. The Public Works Director shall specify the appropriate design and materials based on the circumstances.
- E. Site grading and erosion control consistent with adopted City standards.
- F. Surveying monuments and all engineering costs.
- G. Off-site facilities and easements required to make the development feasible and usable.
- H. A proportionate share of necessary off-site public works-type facilities (such as streets, sewers, storm drains, and utilities) to mitigate negative impacts on other facilities. Developer shall be eligible for reimbursement or unit credits from the appropriate development fee fund, assessment district funds, or other City funds. For traffic facilities, reimbursement will be limited to the extent developer exceeds reasonable mitigation requirements. Reimbursements shall be made as City Council finds such funds to be available.
- I. Industrial waste facilities including those necessary for pre-treatment, together with connections, and payment of development impact fees.
- J. Monterey Regional County Sanitation District connection fees.
- K. City sanitary sewer, storm drain, traffic impact, parks, street tree, and other development impact fees at rates approved by the City Council.

II. The City shall pay for the following costs:

- A. The increased cost of constructing sanitary sewers to a diameter greater than that required to serve the development. City shall pay no costs for sewer mains smaller than 8 inches in diameter.
- B. Sanitary sewer pump stations and force mains as shown on the City's Master Sewer Plans.
- C. The increased cost of constructing storm drains to a diameter greater than that required to serve the development. City shall pay no costs for storm drains smaller than 24 inches in diameter.
- D. The cost of bridges on arterials and non-access collector streets in accordance with the Traffic Impact Ordinance.
- E. The acquisition and development of public park and recreation facilities, except as otherwise agreed.
- F. Any further improvements of adjacent streets or limited access roads adjacent to the development over that described as the responsibility of the developer in Section IA in accordance with the Traffic Impact Ordinance.
- G. Cost of traffic signals to the extent necessary to serve the general public were the development not taking place.

III. Variations from the above policies may be permitted at the recommendation of the Public Works Director and as approved by the City Council.

IV. City may consider the formation of special districts to pay for the costs of constructing and/or maintaining major facilities. Assessment Districts or "Mello-Roos" districts will be treated in a similar manner.

It shall be the intent of the City to review the adequacy of the Development Fee Schedule at approximately one (1) year

intervals to reflect projected needs and costs of major facilities.

- V. This resolution supersedes Resolution No. 12554 (N.C.S.) dated August 19, 1986.

PASSED AND ADOPTED this 3rd day of November, 1987,  
by the following vote:

AYES: Councilmembers: Phyllis Meurer, Ralph Portundo, Hal Thompson,  
Alan Styles, Mayor Russell Jeffries

NOES: None

ABSENT: None



Mayor

ATTEST:



City Clerk