



City of Salinas

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

65 W. Alisal Street * Salinas, CA 93901 * (831) 758-7206 * Fax (831) 758-7215

October 29, 2014

Jeff Lorentz
2460 Garden Road, Suite G
Monterey, CA 93940

SUBJECT: MINOR MODIFICATION 2014-016; A REQUEST TO MODIFY SITE PLAN REVIEW 2009-013 TO CHANGE THE EXISTING APPROVED SITE PLAN TO ALLOW THE REMOVAL AND REPLACEMENT OF THE EXISTING AC PARKING LOT WITH A CONCRETE TRUCK CIRCULATION PATHWAY AND TO INSTALL STABILIZED RECYCLED AGGREGATE IN THE RELOCATED PARKING AREA AT 745 AIRPORT BOULEVARD IN THE INDUSTRIAL GENERAL AND AIRPORT OVERLAY (IG/AP) ZONING DISTRICTS

Dear Mr. Lorentz:

On October 21, 2014, the Community and Economic Development Department received revised plans for the subject application requesting approval to modify Site Plan Review 2009-013 (SPR 09-13) to change the existing approved site plan to allow the removal and replacement of the existing AC parking lot with a concrete truck circulation pathway and to install stabilized recycled aggregate in the relocated parking area on the above referenced address.

This correspondence responds to your request to amend SPR 09-13 as referenced above. I am pleased to report that we have completed our review of your request to amend the SPR. Because the request to change the previously approved plan is substantially in compliance with the original approval and conditions of the SPR, the request for Minor Modification is hereby approved based on the following findings and conditions:

1. *Industry, General*, as defined by Zoning Code Section 37-10.330 is allowed in the subject Industrial General (IG) District with approval of a Site Plan Review (SPR). Because the subject site is regulated by SPR 09-13, an amendment to the SPR is required.
2. All site improvements shown on the project plans and required by the terms and requirements included herein shall be installed by the project applicant, subject to verification by the project planner at the time of Final Inspection of the Building Permit.

3. Prior to issuance of a building permit, detailed landscape and irrigation plans shall be submitted by the Applicant for review and approval for all new landscaping.
4. Landscaping shall be continuously maintained in a healthy, growing condition.
5. Approval of a Sign Permit shall be required for all exterior signs before installation of any signs visible from the outside and shall be issued in accordance with *Article V, Division 3: Signs* of the Salinas City Zoning Code.
6. With execution of this Minor Modification, Site Plan Review 1997-024 will be null and void.
7. This Minor Modification shall expire one year after its execution date unless one of the following conditions are met:
 - a. A Building Permit is issued and construction diligently pursued; or
 - b. The use is established; or
 - c. The Planning Manager determines that other substantial action has been commenced to carry out the terms and intent of this Minor Modification.

Please be advised that the Minor Modification was approved by action of the Planning Manager on October 29, 2014 and shall become effective on November 10, 2014 unless appealed to the Salinas Planning Commission in accordance with *Article VI, Division 17: Appeals*.

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 and Economic Development Department within 30 days of issuance. ***It is the applicant's responsibility to track the 30-day expiration date. No notice will be sent.***

The Minor Modification is hereby approved as set forth in the attached exhibits. All remaining terms, requirements, and conditions of Site Plan Review 2009-013 remain in full force and effect. Please acknowledge your acceptance of this Minor Modification by signing the enclosed copy of this letter and returning it to our office. If I can be of further assistance, please call me at (831) 758-7206.

Sincerely,



Stephanie Moore
Planning Intern

This Minor Modification to SPR 2009-013 is hereby acknowledged and accepted:

Dated: _____

Jeff Lorentz
Applicant

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this Amendment to Site Plan Review 2009-013.

PROPERTY OWNER: Codiga, Christopher M Et Al

Dated: _____

Clark Codiga
Property Owner

Attach: Exhibit A: Standard Permit Conditions
Exhibit B: Title Sheet (Sheet C1)
Exhibit C: Demolition Plan (Sheet C2)
Exhibit D: Site and Utility Plan (Sheet C3)
Exhibit E: Grading and Drainage Plan (Sheet C4)
Exhibit F: Erosion Control Plan (Sheet C5)
Exhibit G: Construction Details (Sheet C6)
Exhibit H: Construction Details (Sheet C7)
Exhibit I: Landscape Plan (Sheet L1)
Exhibit J: Engineering comments dated September 29, 2014
Exhibit K: Fire Department comments dated September 8, 2014

cc: Planning Manager; SPR 2009-013 file

I:\ComDev\StephanieMoore\MMs\MM 2014-013 (626 Brunken Ave)\MM 2014-013 Approval Letter (626 Brunken Avenue).docx

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:

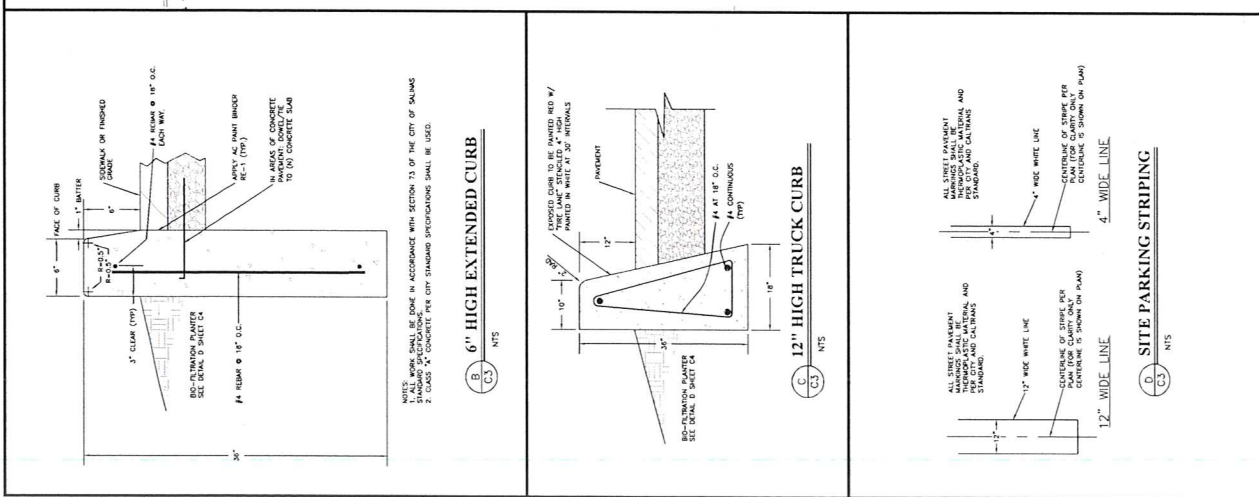
- *Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court cost(s) 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. Upon determination by the Planning Manager that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with Section 37-60.1330: Revocation of permits, of the Salinas Zoning Code.*
- *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.*
- *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 Planning Manager.*

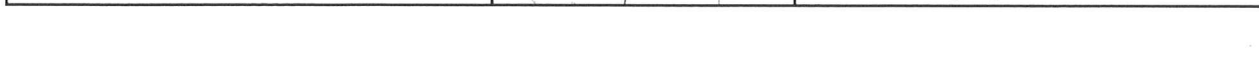
EXHIBIT "A"

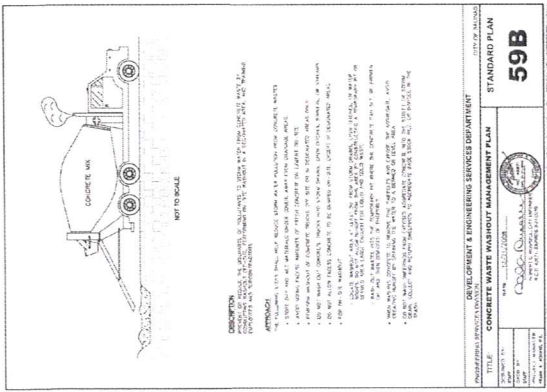
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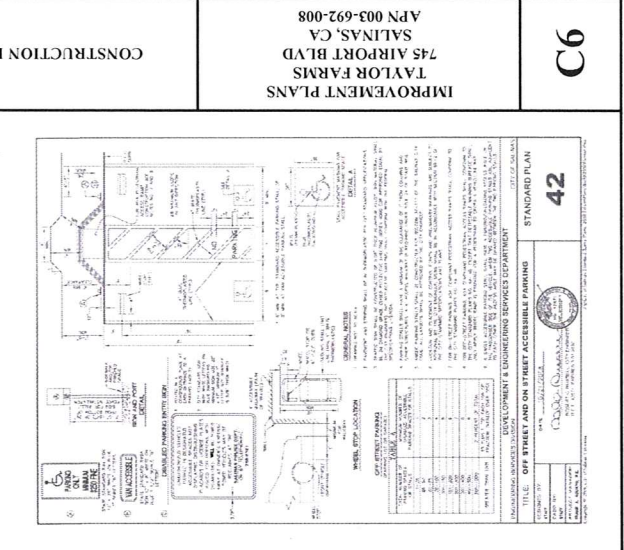
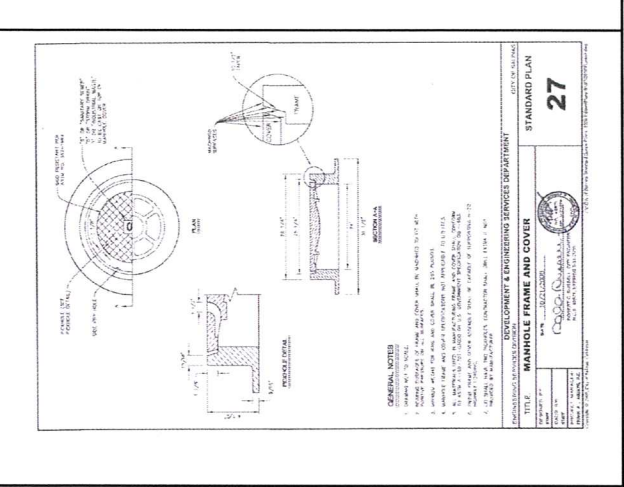
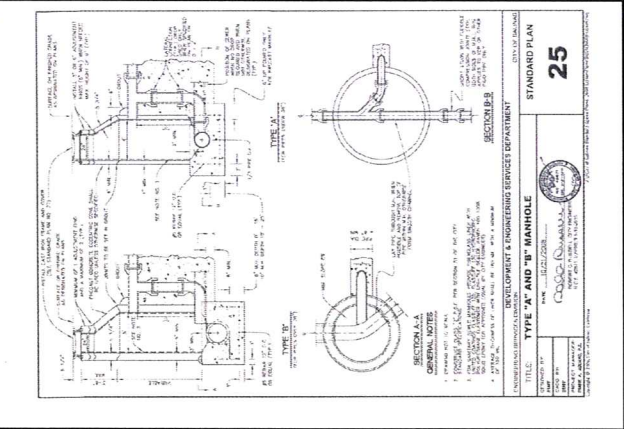
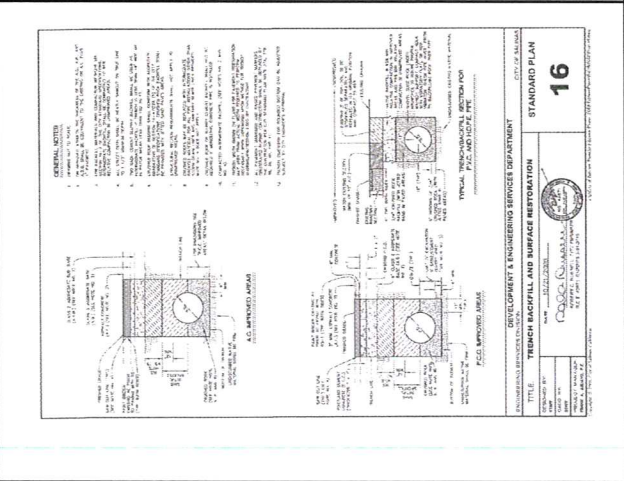
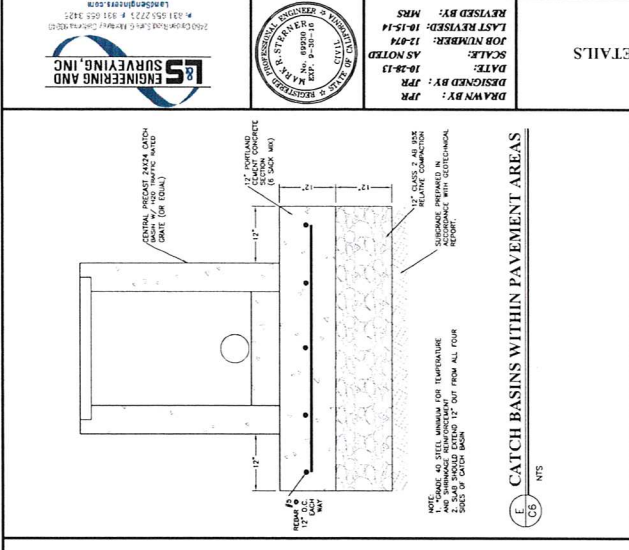
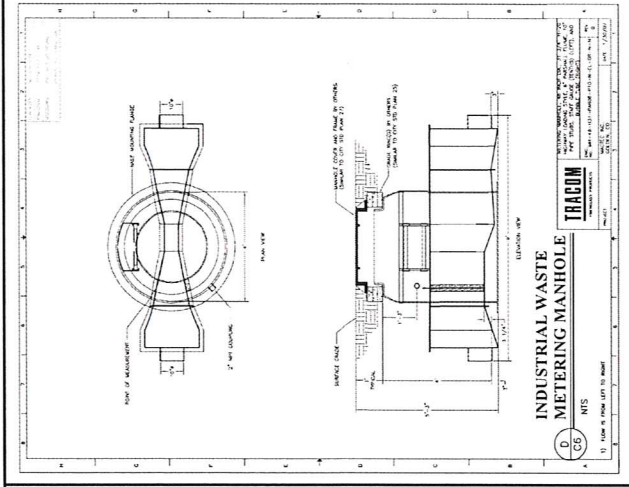
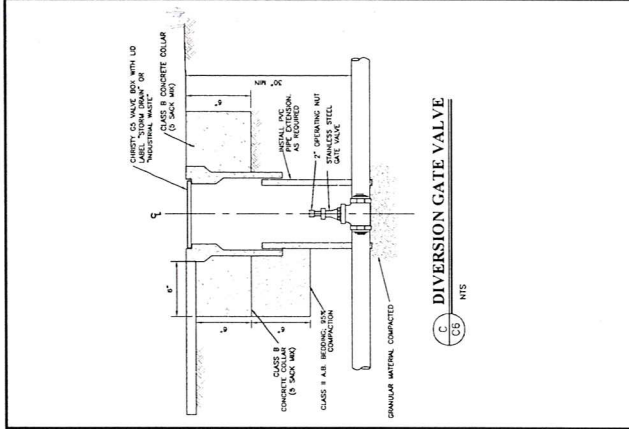
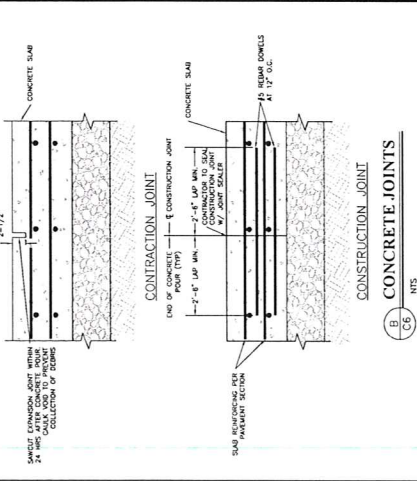
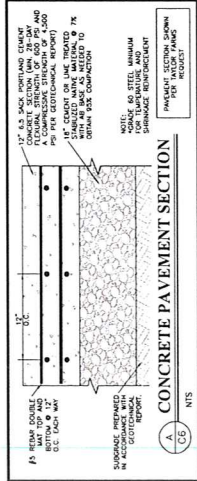
A
C3

SCALE: 1"=30'











Exhibit

C7

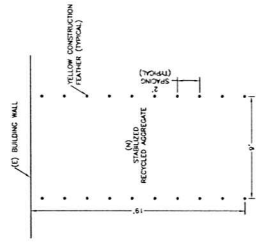
IMPROVEMENT PLANS
TAYLOR FARMS
745 AIRPORT BLVD
SALINAS, CA
APN 003-692-008

CONSTRUCTION DETAILS

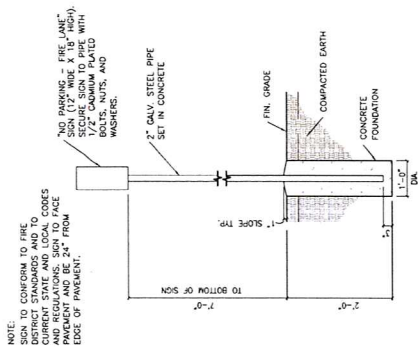
DRAWN BY: JPR
DESIGNED BY: JPR
DATE: 10-28-13
SCALE: AS NOTED
JOB NUMBER: 10-15-14
LAST REVISED: 10-15-14
REVISED BY: MHS

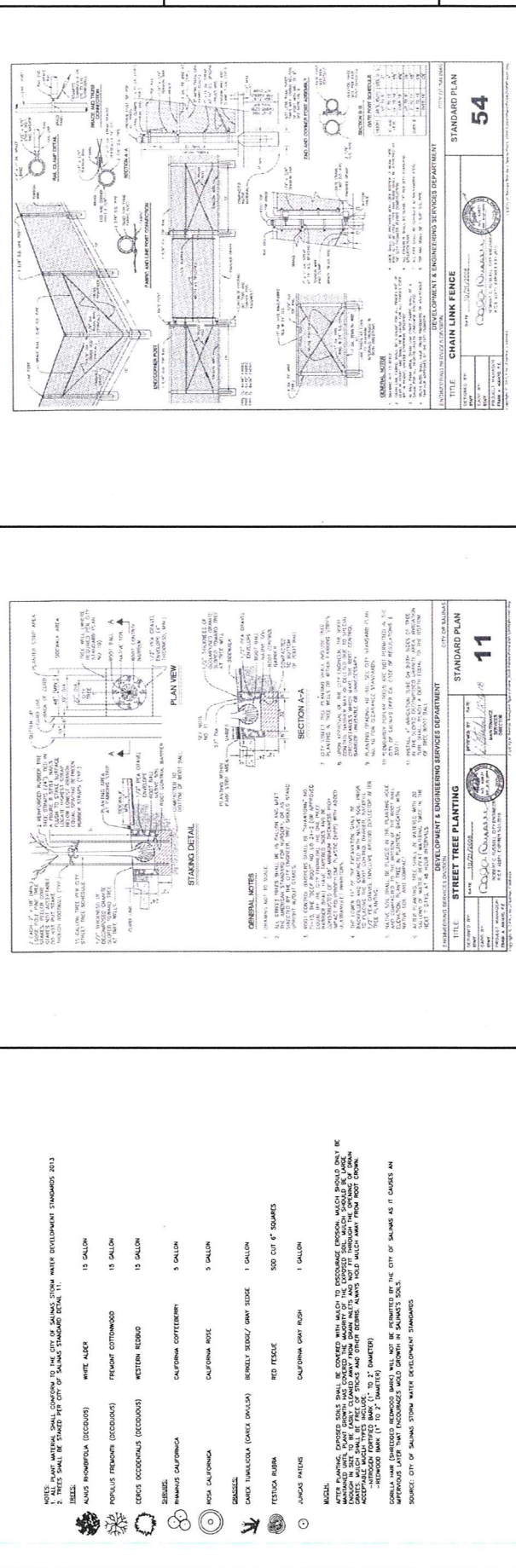
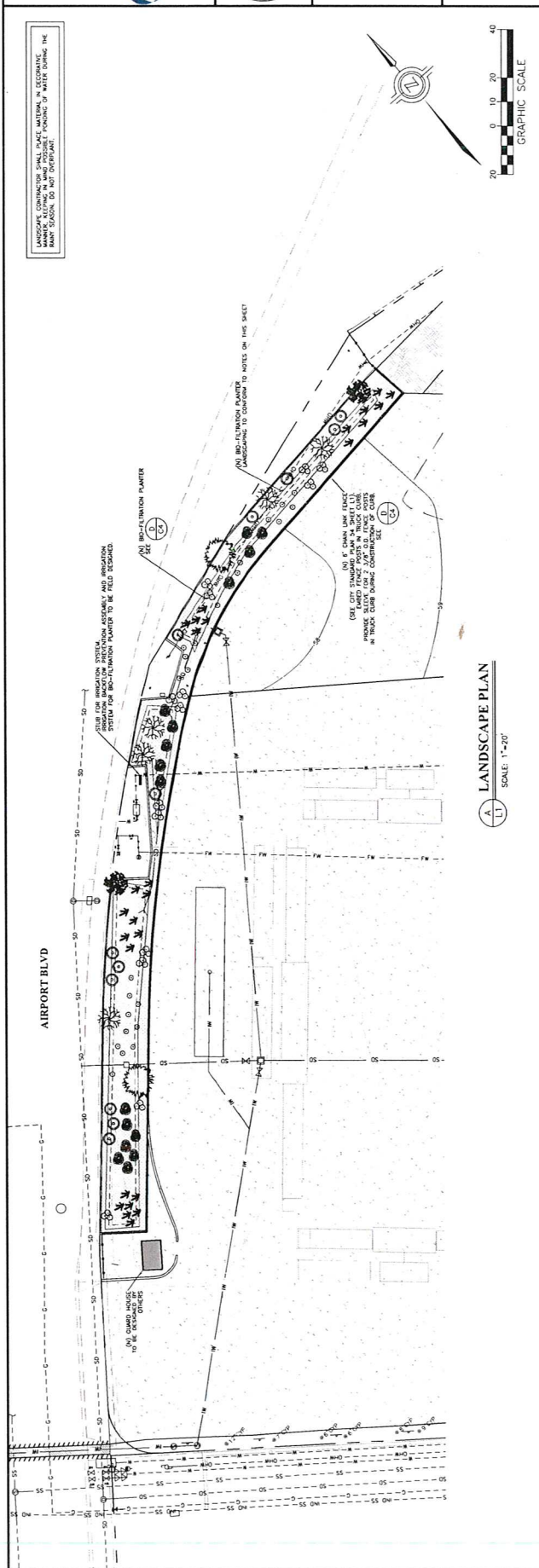


PARKING STALL DESIGNATION
B C7 NTS



SIGN INSTALLATION
A C7 NTS





CITY OF SALINAS
PERMIT CENTER - BUILDING PLAN REVIEW
ENGINEERING SERVICES SECTION

PERMIT: MM2014-016

DATE: September 29, 2014

LOCATION: 745 Airport Boulevard

OWNER/APPLICANT/DESIGNER: Jeff Lorentz

PREPARED BY: Maria E. Contreras, Junior Engineer (758-7933)

GENERAL: **AN OVER THE COUNTER BACK CHECK FOR THIS PROJECT'S RE-SUBMITTAL WILL NOT APPLY.**

NOTES: DO NOT resubmit plans for recheck until comments from all disciplines have been addressed. The City's most updated Standard Specifications, Design Standards, and Standard Plans is available at <http://www.ci.salinass.ca.us/services/engineering/pdf/2008CityStandards.pdf>.

¹ Contact Plans Reviewer to receive the digital copy of the required document.

Designer/Applicant Responsibilities The designer/applicant is responsible for the accuracy of existing conditions represented on application materials, including type of improvement, location, size and function of existing utilities, underground improvements, surface improvements and all appurtenances thereto, grades, direction of flow and other existing conditions relied upon by the City for review and approval of this project. The designer/applicant is/are solely responsible and existing conditions are not subject to independent verification by the City. Should the existing conditions represented be different than those relied upon by the City for review and approval, the designer/applicant shall be responsible for payment of additional review and permit fees required for modification and/or revision of the project to bring it into compliance with City Codes, ordinances, standards, and requirements, including Building, Planning, Fire, and Engineering Department requirements, in addition to all other applicable federal, state and local standards. The designer/applicant is/are responsible for obtaining any additional permits and paying any other fees due from the City and/or other entities whether specifically identified by the City or not. When more than 2 submittals are required by the designer/applicant to gain approval due to the designer/applicant being unresponsive to City comments and/or requirements, the designer/applicant is responsible for the City costs of any reviews over 2 total for the additional reviews including any processing/overhead costs. **Applicant and/or applicant's representative shall provide a complete item by item response to the Engineering Services Section's comments along with supporting documents and revised plans or the submittal will be returned as incomplete and no further review will take place until all items have been sufficiently addressed. The responses shall include what changes were made to the package to address the comments or why the comment was not addressed such as an engineering reason why the comment cannot be complied with. Please contact the comment preparer to discuss the comments with the applicant or meet with them to clarify what is required to facilitate speedy processing.**

DEVELOPMENT PROPOSAL: The proposal is for the removal of an existing AC parking lot to be replaced with concrete and includes addition of 15,370 s.f. concrete parking lot and a proposed stabilized recycled aggregate area for new/relocated parking spaces. In addition, the applicant is proposing to connect into the City's industrial waste system.

APPLICATION INFORMATION/REVISIONS REQUIRED FOR RE-SUBMITTAL FOR PLANNING PERMIT

APPROVAL-The current plans submittal addresses and satisfies the majority of the Permit Center Engineering Services Section requirements at the planning level with the conditions and requirements noted below, which shall be addressed at the building permit process.

APPLICATION PACKAGE REVISIONS/INFORMATION REQUIRED FOR BUILDING PERMIT SUBMITTAL AND APPROVAL-The following information must be shown on/included in the application package plans for building permit review and approval:

1. Please provide a detailed scope of work for the currently proposed partial parking lot rebuild permit application. Note if the proposed truck scale pit and guard house will be part of the current building permit.

Response:

2. **CITY SWDS COMPLIANCE**: Provide a final SWCP in compliance with the City's 2013 SWDS. [Please refer to the enclosed review comments from Jeffery Crump, RBF Consulting, dated September 29, 2014.](#)

Response:

3. Show all existing on-site and off-site facilities of the property (i.e. vehicle/truck parking and circulation, scales, storm drain and sanitary sewer system layouts, sidewalk, fire and domestic water services, etc.). [Plan does not show existing utilities or conditions at the southerly side of the property.](#)

Response:

4. The soils engineer-of-record must review the most recent project plans to verify the recommendations/specifications have been incorporated. The name, address, and phone numbers of soils engineer-of-record, and the date of the soils report must be shown on the building permit plans. [Please provide an updated letter from Earth Systems Pacific approving the current design proposal.](#)

Response:

5. Please be advised that the State Department of Transportation has jurisdiction over some portions of Airport Boulevard. Prior to issuance of any City building permits, applicant must provide a Caltrans approval letter and/or State Encroachment Permit (if required by Caltrans) for all work that may impact the public way along Airport Boulevard (e.g. trenching, striping, lane closure, etc.). Contact Caltrans Encroachment Permit Branch - District 5 to process said encroachment permit at:

Steve Senet, District Five Encroachment Permit Engineer

California Department of Transportation

District 5, Permits Branch

50 Higuera Street

San Luis Obispo, CA 93401

(805) 549-3152

E-mail: steve_senet@dot.ca.gov

[Please provide e-mail message/letter referenced in the Responses to the project's review comments.](#)

Response:

6. Sheet C5: Provide a copy of and list the issued WDID number for the project in this plan. [The SWPPP documentation shall also be submitted for review and approval by City staff.](#)

- OWNER/CONTRACTOR/DEVELOPER INFORMATION/GUIDE ON THE CITY'S STORMWATER PERMIT: Please refer to the following Stormwater BMPs brochures for proper measures, care, operations and maintenance at your business site, enclosed: Mobile Washers and Cleaners, Painting, Fresh Concrete and Mortar Application, General Construction and Site Supervision, Landscaping, Gardening & Pest Control.

Response:

7. Applicant shall state the property's current and proposed new operations affecting the storm drain system and industrial waste system. Show all existing storm drain, industrial waste and/or sanitary sewer system layouts and connections to City mainlines/facilities. Developer shall provide an Operational Statement of the loading docks' area. Please be advised that pressure washing and sanitizing of loading docks into the stormdrain system is prohibited. Please refer to the following Stormwater BMPs brochure for proper care and maintenance of loading dock areas, enclosed: Mobile Washers and Cleaners.

Response:

8. [Ron Cole, the City Wastewater Manager, is currently reviewing the proposed industrial waste connection for the current project proposal and will be providing comments at a later time.](#)

Response:

9. Provide a Traffic Control and Pedestrian Detour Plan for any street/sidewalk/traffic closures in the public right-of-way as part of this project. The following are City of Salinas minimum requirements of the Traffic Control Plan.
 - a. Work in the public right-of-way is allowed only between 0900-1600 hours and 1800-2100 hours.
 - b. Minimum clear lane widths shall be 11 feet.
 - c. Any night work must first be reviewed and approved by the City Engineer.
 - d. Advanced Signage for street, street parking, and/or sidewalk shall be posted 72 hours prior to the day of closure.
 - e. Show/identify the general location of drive access points for adjacent businesses affected by the proposed street lane closure.

If applicant decides to have the Project Contractor submit the required Traffic Control and Pedestrian Detour Plan, the above language shall be noted on the project plans and/or project specifications, including the following note so that the Contractor is aware of the requirement:

Contractor shall provide a Traffic Control and Pedestrian Detour Plan for any street/sidewalk/traffic closures in the public right-of-way as part of this project. The plan must be submitted to City staff for review and approval 1 work week in advance prior to any work/obstruction in the public right-of-way.

Response:

- All construction work in the City right-of-way will require a separate Encroachment Construction Permit. The fee is in addition to and separate from any Development Fees assessed by the building permit. Encroachment permits may be obtained at the same time and run concurrently with the building permit.

Response:

\\salsvr44\dept\pvt\Permit\maria\Documents\DRC-Maria's\Discretion\Airport Blvd. 745.MM2014-016.doc

From: [Crump, Jeffery](#)
To: [Maria Contreras](#)
Cc: [Walter Grant](#)
Subject: RE: Taylor Farms SWCP - 745 Airport Boulevard [MM2014-016]
Date: Monday, September 29, 2014 9:49:47 AM
Attachments: [image002.png](#)

Maria,

Below are the SWDS comments on the Taylor Farms 745 Airport Blvd Project August 28th submittal:

Overall, the project meets most of the SWDS requirements. The area that they have designated as "Pavement being rehabilitated and replaced to original line, grade, and hydraulic capacity" is exempt and does not need to be included in the threshold determination spreadsheet.

The following items are required to be included in the SWDS:

- 1) Infiltration Rate- The 745 Airport Blvd August 28th submittal contains an assumed infiltration rate of 0.3 inches per hour. Site infiltration rate testing is required whenever a design infiltration rate is used. See SWDS Section 3 for infiltration system testing requirements. The minimum infiltration testing method acceptable for use in the City of Salinas is the constant head double ring infiltrometer. *Native Soil Assessment for Small Infiltration-Based Stormwater Control Measures* by Dennis Shallenberger of Earth Systems Pacific has also been approved as an infiltration testing method where appropriate. The infiltration test shall be conducted in accordance with standard procedures by qualified personnel using appropriate data collection forms.
- 2) Site Condition Calculations- Peak flow rates for pre and post development conditions are required (see SWDS 2.3.2.30). The applicant should include calculations of pre-development and post-development discharges in the SWCP. See SWDS Section 5 for acceptable methodology.

Thanks,

Jeffery Crump, PE, CFM, QSD | Associate / Civil Engineer | RBF Consulting, a Company of Michael Baker International
4540 Duckhorn Drive, Suite 202 | Sacramento CA, 95834 | [O] 916-928-2638
jcrump@mbakerintl.com | www.mbakerintl.com

Michael Baker
INTERNATIONAL



Innovation Done Right...We Make a Difference

From: Maria Contreras [<mailto:mariac@ci.salinas.ca.us>]

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

DATE: September 8, 2014
ADDRESS: 745 Airport Blvd.
PROJECT #: MM2014-016

THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE BUILDING PLAN SUBMITTAL. 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 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

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

FIRE APPARATUS ACCESS ROADS

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

All required access roadways (i.e. fire apparatus roads) shall be completed to a minimum width of 20', capable of supporting 67,000 lbs. with an all-weather surface, to within 150' of all stockpiles and sides of buildings with combustible construction, unless authorized by the Fire Code Official."

CFC 503.2.3 & D102

NOTE: See below for alternative surfaces.

(a) Alternative fire apparatus surfaces, such as "GrassCrete", "Turf Block", or similar-type materials may be used under certain conditions. An Alternate Materials and Methods request in accordance with **California Fire Code Appendix Chapter 1, Section 104.9**, shall be submitted to the Fire Code Official prior to installation. The submittal shall include the design criteria based upon the imposed load of fire apparatus, and shall include the following:

- Marked, with the lane at the curb delineated with lights, bollards, paint, and/contrasting material.
- Structurally sound to preclude movement or disbanding with soil movement.

Exhibit K

- Field tested by the contractor in the presence of the Fire Code Official. Contact the local fire agency for specifications on testing. Testing may include driving the alternate surface by a weight-verified vehicle. The soil shall be soaked prior to testing.
- Prior to final approval, the engineer of record (civil or soils engineer) shall certify the installation.

“NO PARKING - FIRE LANE” signs (12” wide X 18” high) are required to be installed at entrance to parking lot and along both sides of interior access roadways in locations where vehicle parking would encroach on the required 20 - 26 foot clear width of roadway (**CFC 503.3 & D103.6**). All raised curbs shall be painted red with “FIRE LANE” stenciled 4 inches at 30 foot intervals.”

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

Thank You

Mark Treuge
Fire Plan Checker/Fire Inspector