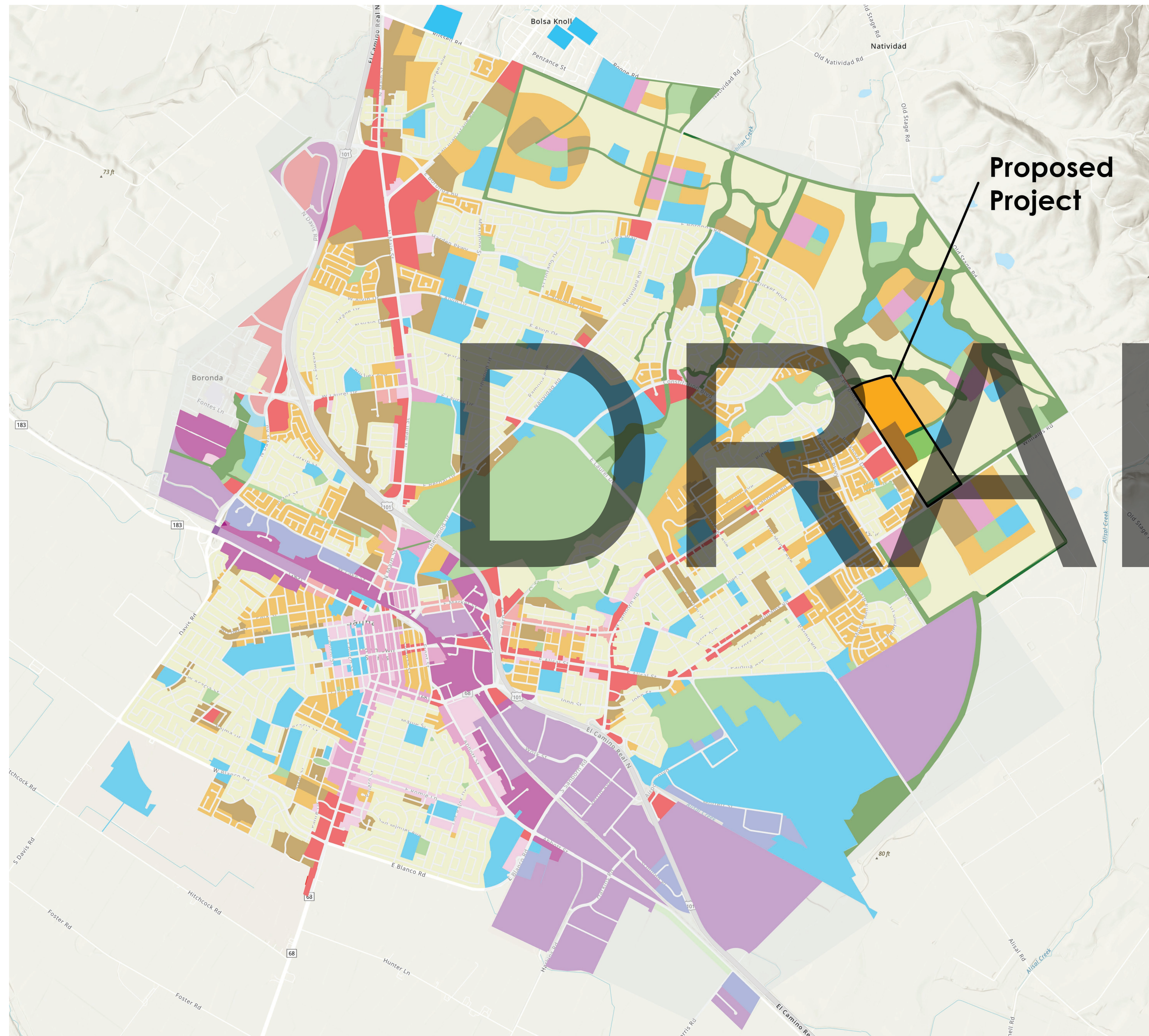


GENERAL PLAN REGIONAL CONTEXT

BARDIN RANCH

CITY OF SALINAS, CALIFORNIA
JULY 2024



KEY

- RL Residential Low
- RM Residential Medium
- RH Residential High
- CR Commercial Retail
- CO Commercial Office
- MX Com. Office / Res.
- GC General Commercial
- GI General Industrial
- BP Business Park
- PS Public / Semipublic
- P Parks
- A Agriculture
- OS Open Space
- Site Boundary

PROJECT NOTES

ASSESSOR'S PARCEL NO. 153-101-005	PARK DISTRICT CITY OF SALINAS
NUMBER OF LOTS 589 SINGLE-FAMILY RESIDENTIAL LOTS 71 CONDOMINIUM LOTS 30 PRIVATE DRIVE LOTS 3 LANDSCAPING LOTS 2 STREET DEDICATION LOTS 2 PARK LOTS 1 STORMWATER DETENTION LOT 1 REMAINDER LOT	FIRE PROTECTION CITY OF SALINAS
AVERAGE DENSITY 7.4 DU/AC. (GROSS)	SCHOOL DISTRICT SALINAS UNION
EXISTING USE AGRICULTURAL	SEWER CITY OF SALINAS
PROPOSED USE RESIDENTIAL	STORM DRAIN CITY OF SALINAS
EXISTING GENERAL PLAN REGIONAL COMMERCIAL	WATER CALIFORNIA WATER SERVICE
EXISTING ZONING NEW URBANISM INTERIM	ELECTRICITY PG&E
NOTES	GAS PG&E
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.	
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.	
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.	
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY WOOD RODGERS JULY 20, 2023.	
5. ALL EXISTING BUILDINGS & STRUCTURES WITHIN SUBDIVISION PROPERTY BOUNDARY SHALL BE DEMOLISHED FOR PROPOSED IMPROVEMENTS.	

PROJECT CONTACTS

OWNER
WARREN F. WAYLAND / MARJORIE H. WAYLAND
25015 BOOTS ROAD
MONTEREY, CA 93940
CONTACT: WARREN F. WAYLAND
PHONE: 831-809-9853, F.WARRENWAYLAND@GMAIL.COM

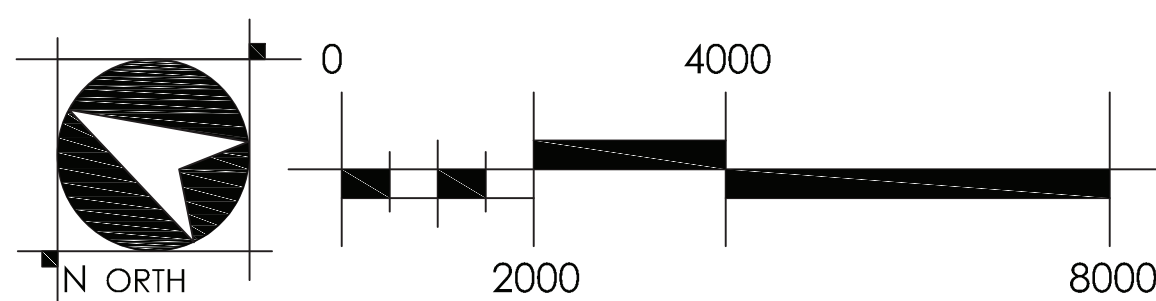
APPLICANT
MLC HOLDINGS, INC.
1000 BURNETT AVENUE, SUITE 440
CONCORD, CA 94520
CONTACT: JUSTIN DERBY
PHONE: 925-519-1413, JUSTIN.DERBY@MLCHOLDINGS.NET

PLANNER/ENGINEER
WOOD RODGERS INC.
3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: PAUL MEUSER/ COLT ALVERNAZ, PE 75740
PHONE: 925-847-1549/925-398-7915

LANDSCAPE ARCHITECT
R3 STUDIOS, INC.
201 4TH STREET, SUITE 101B
OAKLAND, CA 94607
CONTACT: ROMAN DE SOTA
PHONE: 510-452-4190

ARCHITECT
KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
CONTACT: KEVIN L. CROOK
PHONE: 949-660-1587

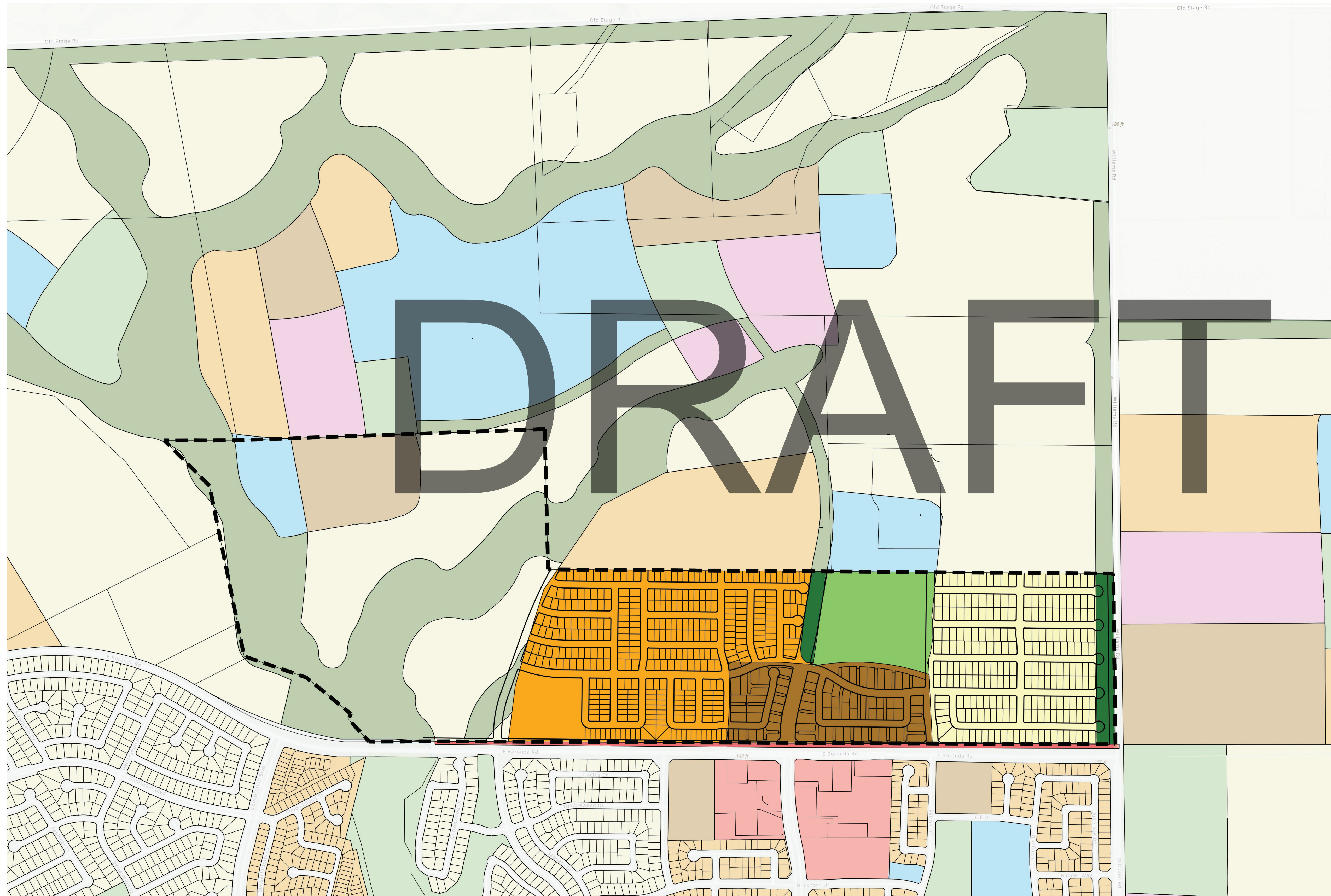
GEOTECHNICAL ENGINEER
ENGEQ INCORPORATED
6399 SAN IGNACIO AVENUE, SUITE 150
SAN JOSE, CA 95119
CONTACT: ROBERT H. BOECHE, CEG 2318
PHONE: 408-574-4900



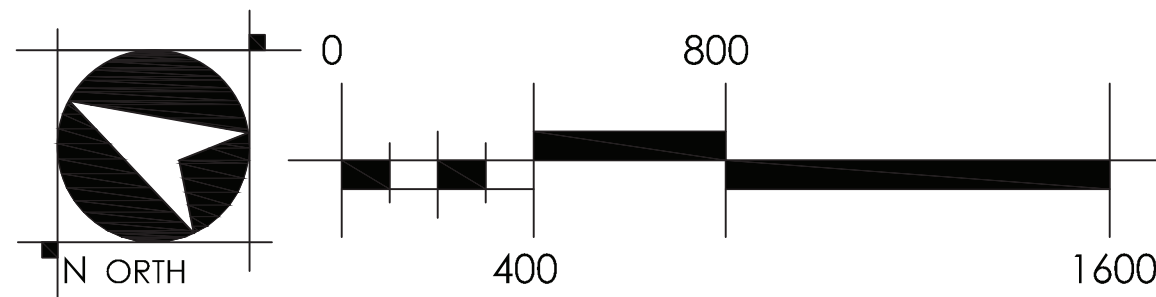
GENERAL PLAN CONTEXT

BARDIN RANCH

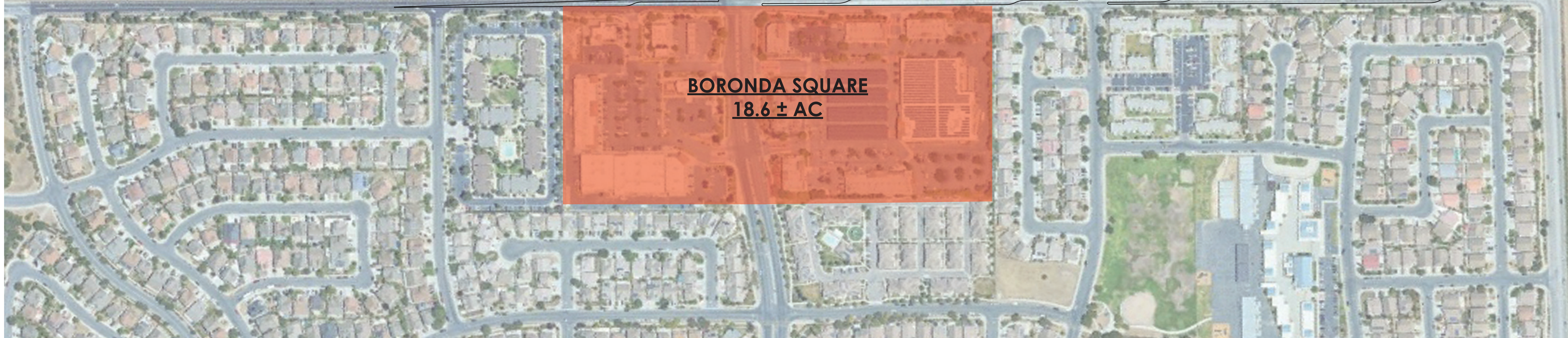
CITY OF SALINAS, CALIFORNIA
JULY 2024



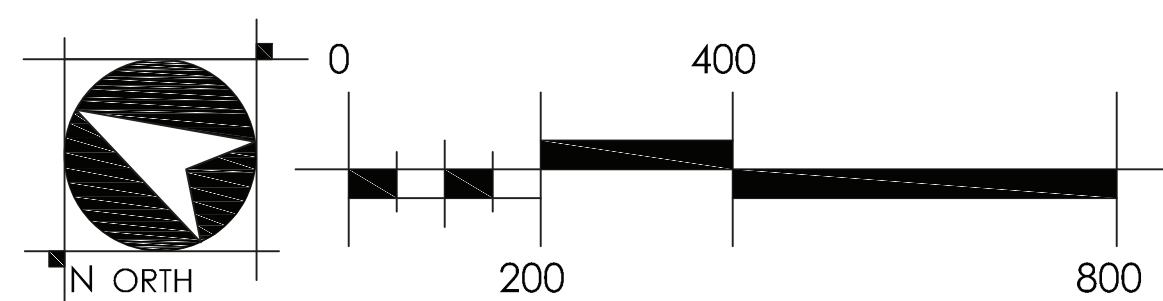
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PROXIMITY TO COMMERCIAL
BARDIN RANCH
CITY OF SALINAS, CALIFORNIA
JULY 2024

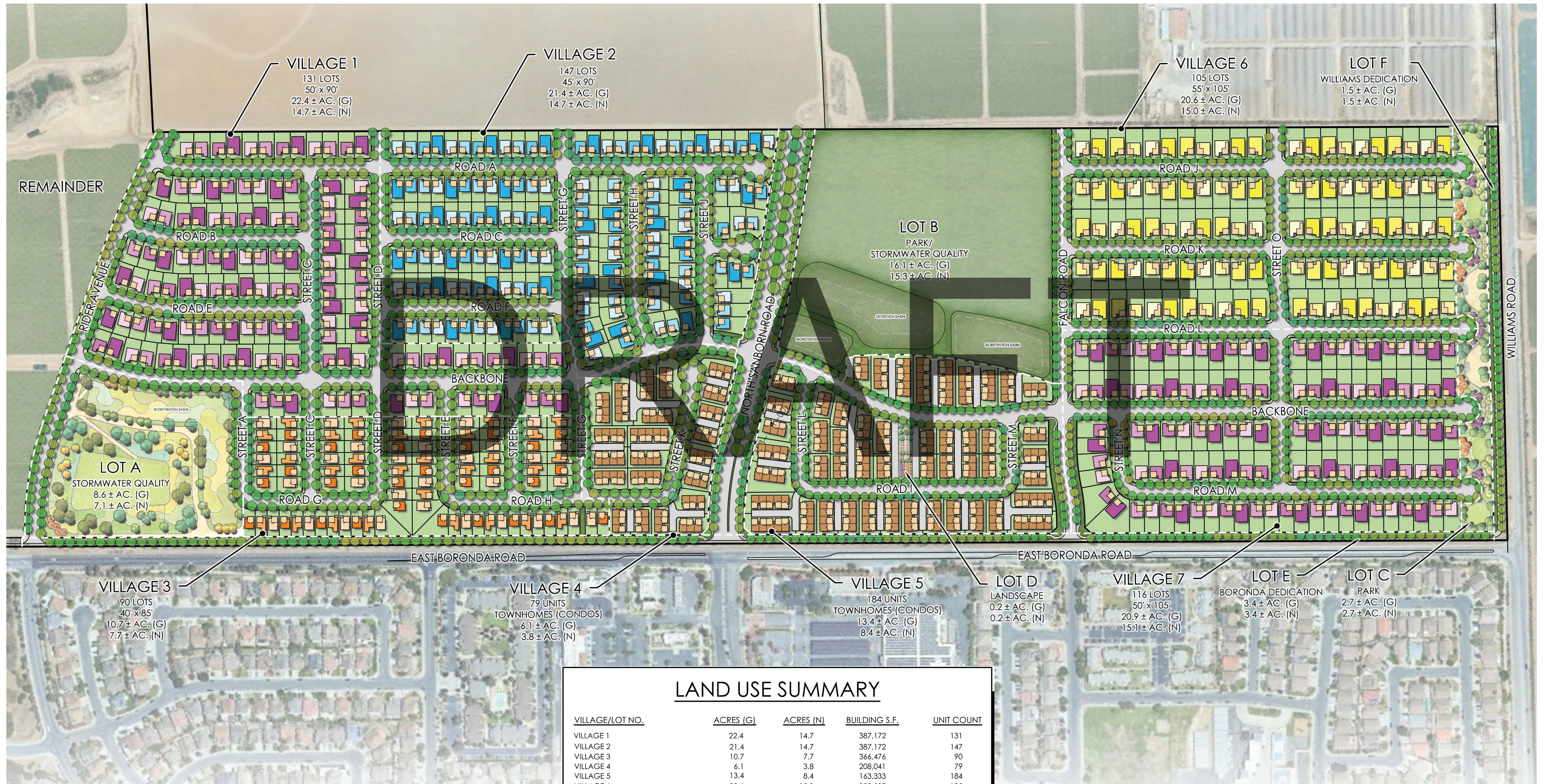


BORONDA SQUARE
18.6 ± AC



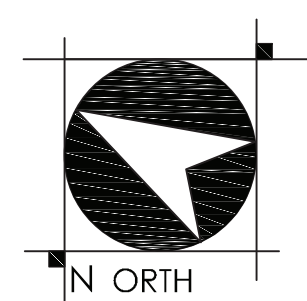
ILLUSTRATIVE SITE PLAN BARDIN RANCH

CITY OF SALINAS, CALIFORNIA
JULY 2024



LAND USE SUMMARY

VILLAGE/LOT NO.	ACRES (G)	ACRES (N)	BUILDING S.F.	UNIT COUNT
VILLAGE 1	22.4	14.7	387,172	131
VILLAGE 2	21.4	14.7	387,172	147
VILLAGE 3	10.7	7.7	366,476	90
VILLAGE 4	6.1	3.8	208,041	79
VILLAGE 5	13.4	8.4	163,333	184
VILLAGE 6	20.6	15.0	322,807	105
VILLAGE 7	20.9	15.1	341,411	116
LOT A: STORMWATER QUALITY	8.6	7.1	-	-
LOT B: PARK/STORMWATER QUALITY	16.1	15.3	-	-
LOT C: PARK	2.7	2.7	-	-
LANDSCAPE LOTS	-	0.4	-	-
PRIVATE DRIVES	-	2.1	-	-
INTERIOR ROADS	-	35.9	-	-
MAJOR ROADWAYS	3.9	3.9	-	-
LOTS E&F: ROAD DEDICATIONS	4.9	4.9	-	-
REMAINDER	123.7	123.7	-	-
TOTAL	275.4 ± AC.	275.4 ± AC.	2,169,660 S.F.	852 DU



NTS.

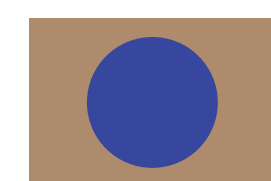
PRELIMINARY AFFORDABLE HOUSING PLAN

BARDIN RANCH

CITY OF SALINAS, CALIFORNIA
JULY 2024



LEGEND



AFFORDABLE HOUSING



MARKET RATE HOUSING

HOUSING SUMMARY

TOTAL UNITS IN PROJECT: 852

AFFORDABLE HOUSING: 128

% OF AFFORDABLE HOUSING: 15%



NTS.

PARK IMAGE BOARD

BARDIN RANCH

CITY OF SALINAS, CALIFORNIA
JULY 2024

LOT B: PARK FOCUS PLAN



IMAGE BOARD



POTENTIAL PROGRAMMING

- SOFTBALL FIELD
- ATHLETIC FIELDS
- DOG PARK
- PICKLEBALL COURTS
- SPLASH PARK
- PASSIVE TURF AREAS
- PICNIC TABLES
- SEATING AREAS
- SHADED GATHERING AREAS

