



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2024-047

LOCATION: 1163 Terven Avenue

APPLICANT: Jay Waraich

ENGINEER: Barghausen Consulting Engineering, Inc.

DATE: 3/7/2025

PLANNER: Bobby Latino

REVIEWER: Fernando Rizo, QSD
Assistant Engineer

DEVELOPMENT PROPOSAL: Amend CUP 1990-026, (n) 2,500 sf conv. store, veh. washing

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: Priority

SWDS THRESHOLD: Performance Requirement 1 -3

NPDES CATEGORY: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Barghausen Consulting Engineers, Inc. dated February 20, 2025.*

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE

1. Per Salinas Gast Station Circulation and Access Memorandum prepared by Kittelson and Associates dated January 9, 2025 the following conditions of approval will apply.
 - A. Offsite Improvements – The applicant shall prepare an off-site improvement plan that includes a Signage & Striping Plan to install a new two-way left turn lane on southbound Terven Avenue at Airport Blvd. The plan should include a minimum 40-FT left turn storage pocket that transitions into a 12-FT two-way left turn lane that extends to the driveway of the adjacent parcel to the north and a minimum 120-FT transition to the existing roadway centerline. Include installation of No Parking Signs on both side of Terven Avenue from Airport Blvd north to the start of the two way left turn lane transition taper.
 - B. Offsite Improvements - The applicant shall coordinate with the State of California - Department of Transportation (Caltrans) and prepare off-site improvements plans for approval by Caltrans for a minor modification of the existing traffic signal facility at Terven Ave & Airport Blvd to provide new inductive loops to operate the proposed southbound Terven Avenue lane configurations for the project.
2. Offsite Improvements - Applicant shall reconstruct any broken or damaged existing sidewalk and curb and gutter.
3. Offsite Improvements – An ADA compliant sidewalk is required at all driveways per City Standard Plan #5. Applicant shall provide a 4-foot-wide minimum ADA-compliant sidewalk.

4. Offsite Improvements - The applicant shall install street trees at a maximum 60-ft spacing based on street frontage, per City Standard Plans. For this property a minimum of two (2) trees are required. If the site cannot accommodate three trees, the applicant shall pay the street tree impact fee of in lieu of the street tree installation.
5. Site Plan - Proposed trash enclosure shall conform with City of Salinas 57A. Provide 2' minimum landscape strip, 2" weep holes, and concrete pad drainage patterns flowing towards required weep holes and landscaping strip.
6. Offsite Improvements - Existing driveway approach along Terven Avenue nearest to the intersection of Terven Avenue and Airport Boulevard shall be removed and replaced with curb & gutter per City Standard Plan #1.
7. Stormwater Compliance – Prior to issuance of a building permit, applicant shall provide a final stormwater control plan consistent with Appendix B of SWDS.
8. SWDS Compliance – A Stormwater Quality (SWQ) Permit will be required prior to any land disturbance.
9. Utility Plan – Provide utility plan showing grate, invert, pipe size and slope on all proposed utilities. Provide details for proposed bioretention basin overflow.
10. SWDS Compliance – Landscaping plans shall be submitted for proposed bio-retention facilities and these shall comply with City of Salinas 2021 Stormwater Design Standards.
11. NPDES/Site Disturbance – Prior to issuance of a building/grading permit, applicant shall provide completed erosion and sediment control checklist.
12. Geotechnical Report – Provide a site-specific geotechnical report which includes infiltration testing at the proposed infiltration depths.
13. Addressing – Prior to building permit issuance, any change in addressing shall be processed via a addressing change application. Updated addressing exhibits shall be provided and any unutilized addressing shall be retired.
14. NPDES Compliance – Applicant shall provide construction BMPs for site improvements.

DEVELOPMENT IMPACT FEES

Development Impact Fees – Development impact fees are estimated at \$103,593.11 for change in use. Fees are assessed and due prior issuance of a building permit. Fees are based on Salinas Gas Station Trip Generation Memorandum prepared by Kittelson and Associates dated November 25, 2024.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2024-2025)

(Including Hotels/Motels/Schools)

Address: 1163 Terven Avenue				Permit #:	ESTIMATE ONLY		
Date: 02/06/25				Bldg. Area:	3,580 sf		
1. STREET TREE FEE:					2304.00.0000-56.5110		
0	Street Frontage (LF)		multiplier (per 60' frontage) \$419:	\$	-	Not assessed if provided by applicant	
TOTAL STREET TREE FEE DUE:				\$	-		
2. SANITARY SEWER FEE:					2301.00.0000-56.5120		
Building Square Footage:				3580		Provide existing building to be demolished area to receive credits.	
\$1.1215/sf (Commercial):				\$	4,014.97		
\$0.5608/sf (Industrial):				\$	-		
TOTAL SANITARY SEWER FEE DUE:				\$	4,014.97		
3. STORM DRAIN FEE:					2301.00.0000-56.5130		
31,283	sf property		43,560 sf/acre:	0.718			
			@ \$8,837/acre:	\$	6,346.37		
			(School Rate) @ \$7,048/acre:	\$	-		
TOTAL STORM DRAIN FEE DUE:				\$	6,346.37		
4. TRAFFIC IMPACT FEE:					2306.00.0000-56.5150		
Use:	Multiple		Number of Pumps:	12.000			0.000
Category:	Multiple		Trip Rate (TGM):				
Trips:				125			0
Total Trips:				125		Estimate per Salinas Gas Station - Trip Generation Memorandum prepared by Kittelson and Associates dated November 25, 2024.	
@ \$463/trip (\$669/trip in FGA):				\$	57,875.00		
TOTAL TRAFFIC IMPACT FEE DUE:				\$	57,875.00		
5. REGIONAL DEVELOPMENT IMPACT FEE					8809.81.8157-57.8640		
Fee assessed by the Transportation Agency for Monterey County				\$	30,061.95	Per TAMC fee schedule	
6. PUBLIC FACILITIES IMPACT FEE							
FIRE IMPACT FEE \$635/ksf (Commercial) =				\$	2,273.30		
POLICE IMPACT FEE \$844/ksf (Commercial) =				\$	3,021.52		
TOTAL PUBLIC FACILITIES IMPACT FEE				\$	5,294.82		
TOTAL DEVELOPMENT FEES DUE:				\$	103,593.11		

Effective: July 1, 2023

Valid through: June 30, 2025

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2022

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	\$0.00		\$0.00
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00

Calculate by Fee per Trip (Only use for appeals): \$442 125 \$55,263.54

Subtotal:		\$55,263.54
Apply discount:	45.60%	\$25,201.59
Apply credits:		\$0.00
Total Regional Fee:		\$30,061.95

Accessory Dwelling Units (ADU) - Senate Bill 13 (Wieckowski, 2019)

ADUs under 750 square feet are exempt from impact fees.

ADUs over 750 square feet are assessed impacts fees that are proportional to the size of the primary residence.

1. In the worksheet above, for "Select the Land Use Type", choose "Single-Family"
2. Next, calculate the proportion of the ADU to the main residence and enter that figure in "Enter the # of Units"

Primary Residence - Square Feet:	
ADU - Square Feet:	
Proportion:	