



City of Salinas

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

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

ENGINEER'S REPORT

PURPOSE: CUP2024-067

LOCATION: 110 Chestnut St

APPLICANT: Julio Monroy

ENGINEER: N/A

DATE: 12/23/2025

PLANNER: Adam Garrett

REVIEWER: Fernando Rizo, QSD
Assistant Engineer

DEVELOPMENT PROPOSAL: RDR for 1,486 sf SFD w/ 465 sf JADU & Detached ADU

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: Non-Priority

SWDS THRESHOLD: Performance Requirement 1

NPDES THRESHOLD: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Monroy Designs dated November 13, 2024.*

DEVELOPMENT IMPACT FEES:

Development Impact Fees – Development impact fees will be applicable. Development impact fees are anticipated to be \$24,715.27 and shall be paid prior to building permit issuance. To receive credits for existing single-family residence, please provide existing house square footage and bedroom count.

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE:

1. Grading & Drainage Plan – Provide final grading and drainage plan showing all proposed elevation and drainage patterns.
2. Utility Plan – Provide final utility plan clearly identifying new and existing (to remain) utility lines. Provide pipe material, slope and invert elevations for proposed utilities.
3. NPDES/Site Disturbance – Prior to issuance of a building/grading permit, applicant shall provide completed erosion and sediment control checklist.
4. Addressing – Prior to issuance of a building permit, applicant shall provide a complete address change/assignment application and exhibits for processing.
5. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
6. Offsite Improvements - Applicant shall reconstruct any broken or damaged existing sidewalk and curb and gutter.
7. Offsite Improvements – Driveway approach shall be reconstructed to provide a 4' ADA bypass per City Standard Plan #5.
8. 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 one (1) tree is

required. If the site cannot accommodate one tree, the applicant shall pay the street tree impact fee of in lieu of the street tree installation.

9. Stormwater Compliance – Applicant shall comply with City of Salinas Stormwater Design Standards to mitigate Performance Requirement 1.
10. NPDES Compliance – Applicant Contractor shall provide construction BMPs for site improvements.

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 (By Unit Size)

RESIDENTIAL UNITS (2025-2026)

Address:	110 Chestnut St	Permit #:	ESTIMATE ONLY				
No. of Units Demolished:	0	No. of Proposed Units:	1				
No. of Proposed Bedrooms:	3	Type of Unit Proposed:	Single Family Residence				
No. of Bedrooms Demolished:	0	Type of Unit Demolished:	Single Family Residence				
1. STREET TREE FEE			2304.00.0000-56.5110				
60	Street Frontage (LF) multiplier (per 60' frontage):	\$ 426.00					
TOTAL STREET TREE FEE DUE:		\$ 426.00					
2. PUBLIC UTILITY IMPACT FEE							
Building Square Footage (Credit):		0					
Building Square Footage:		1,614					
Fee per Square Foot of Building Area:		\$ 1.31					
TOTAL SANITARY SEWER FEE DUE:		\$ 2,114.34	2301.00.0000-56.5120				
Fee Per Bedroom:		\$ 707.00					
TOTAL STORM DRAIN FEE DUE (Do Not Assess For Mixed Use):		\$ 2,121.00	2301.00.0000-56.5130				
3. TRAFFIC IMPACT FEE							
10	Trip Rate Per Proposed Unit(s)	Total Proposed Trips: 10	<i>Location:</i> Existing City Streets				
0	Trip Credits	Net Trips: 10					
		Fee Per Trip: \$ 470.00					
TOTAL TRAFFIC IMPACT FEE DUE:		\$ 4,700.00	2306.00.0000-56.5150				
4. REGIONAL DEVELOPMENT IMPACT FEE							
Fee assessed by the Transportation Agency for Monterey County		\$ 2,245.75	Per attached TAMC worksheet. 8809.81.8157-57.8640				
5. PUBLIC FACILITIES IMPACT FEES							
UNIT FEE SCHEDULE							
Bedrooms	Unit Size	No. Units	Fire	Police	Library	Recreation	Parks
3	1614	1	\$ 375.00	\$ 2,077.00	\$ 1,477.00	\$ 823.00	\$ 7,218.00
2			\$ -	\$ -	\$ -	\$ -	\$ -
3			\$ -	\$ -	\$ -	\$ -	\$ -
4			\$ -	\$ -	\$ -	\$ -	\$ -
5			\$ -	\$ -	\$ -	\$ -	\$ -
6			\$ -	\$ -	\$ -	\$ -	\$ -
GOOD Subtotal:			\$ 375.00	\$ 2,077.00	\$ 1,477.00	\$ 823.00	\$ 7,218.00
Credits by Unit/Bedroom:							
PUBLIC FACILITIES IMPACT FEES DUE:			\$ 375.00	\$ 2,077.00	\$ 1,477.00	\$ 823.00	\$ 7,218.00
TOTAL DEVELOPMENT FEES DUE:					\$ 23,577.09		

Effective: July 1, 2025

Valid through: June 30, 2026

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2024

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 Single-Family	\$4,128.42	1	\$4,128.42
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)	\$431		\$0.00
Subtotal:			\$4,128.42
Apply discount:		45.60%	\$1,882.66
Apply credits:			\$0.00
Total Regional Fee:			\$2,245.75

DEVELOPMENT FEES

Accessory Dwelling Unit (2025-2026)

Address:	110 Chestnut St Unit B	Permit #:	ESTIMATE ONLY
Date:	12/23/2025	No. of Bedrooms:	2
1. STREET TREE FEE			
0	Street Frontage (LF) multiplier (per 60' frontage) \$426:	\$ -	<i>Not Applicable</i>
TOTAL STREET TREE FEE DUE:		\$ -	2304.00.0000-56.5110
2. TRAFFIC IMPACT FEE			
Assigned Trip Rate Per Unit:			<i>Not Applicable</i>
Fee Per Trip:		\$ 470.00	
TOTAL TRAFFIC IMPACT FEE DUE:		\$ -	2306.00.0000-56.5150
3. REGIONAL DEVELOPMENT IMPACT FEE			
Fee assessed by the Transportation Agency for Monterey County		\$ 1,138.18	<i>Fee applies to ADU >750sf</i> 8809.81.8157-57.8640
4. PUBLIC FACILITIES IMPACT FEES			
PARK IMPACT FEE:		\$ -	<i>Not Applicable</i>
FIRE IMPACT FEE:		\$ -	2307.00.0000-56.5159
POLICE IMPACT FEE:		\$ -	2308.00.0000-56.5159
LIBRARY IMPACT FEE:		\$ -	2303.00.0000-56.5159
RECREATION IMPACT FEE:		\$ -	2302.00.0000-56.5160
TOTAL PUBLIC FACILITIES FEES DUE:		\$ -	
TOTAL DEVELOPMENT FEES DUE:		\$	1,138.18

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Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2024

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 Single-Family	\$4,128.42	0.51	\$2,092.34
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): \$431 \$0.00

Subtotal:		\$2,092.34
Apply discount:	45.60%	\$954.16
Apply credits:	<input type="text"/>	\$0.00
Total Regional Fee:		\$1,138.18

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.

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

Primary Residence - Square Feet:	1614
ADU - Square Feet:	818
Proportion:	0.51