



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 * (831) 758-7206 *
Fax (831) 758-7215

May 17, 2016

Taylor Fresh Foods Incorporated
c/o Thomas M. Bryan, Chief Financial Officer
911-B Blanco Circle
Salinas, CA 93901

SUBJECT: APPROVAL OF PARCEL MAP TO CREATE AN APPROXIMATE 7,270 SQUARE-FOOT LOT AND ADJUST THE LOT LINES OF TWO ADJACENT LOTS (ASSESSOR'S PARCEL NUMBERS 002-244-098-000 AND 002-244-099-000), RESULTING IN LOTS OF .6149 AND .8625 ACRES EACH INCLUDING TWO 30-FOOT WIDE "NO-BUILD" EASEMENTS LOCATED ALONG THE NORTHERN LOT LINE OF THE PROPOSED LOT AND ADJACENT TO THE SOUTH WING OF THE ADJACENT OLD FIREHOUSE STRUCTURE LOCATED AT 210 SALINAS STREET (RS 2015-002)

Dear Mr. Bryan:

On May 17, 2016, the Salinas City Council approved the Parcel Map, along with related General Plan Amendment 2015-001, and Rezone 2015-001. The City Council determined that the proposed subdivision, together with its provisions for design and improvements, is consistent with applicable general, specific, or precise plans and zoning ordinances adopted by the City of Salinas. The Parcel Map was effective on May 17, 2016. The City Council's approval is based the following exhibits (attached below) and is subject to the following conditions:

CONDITIONS

Approval is hereby granted to Taylor Fresh Foods Incorporated to create an approximate 7,270 square-foot lot and adjust the lot lines of two adjacent lots on that certain real property described as "THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, ALL OF LOTS A(a), B(b), AND C(c), IN BLOCK 6 AS PER RIKER'S MAP OF SALINAS CITY, CALIFORNIA ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MONTEREY ON FEBRUARY 5, 1872 IN BOOK ONE, CITIES AND TOWNS AT PAGE 8. EXCEPTING THEREFROM THE EASTERLY 12 FEET OF LOTS A, B, AND C IN BLOCK 6 AS DESCRIBED IN RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY", provided that:

1. The owner has caused the installation of all lot corners and survey monuments as required by the Salinas Subdivision Ordinance and in accordance with the approved Parcel Map with a certification attached thereto attesting to such installation by a licensed land surveyor or registered civil engineer.
2. The owners specifically agree to do the following at their own expense:

- a. In accordance with Exhibit "F" of the Engineer's Report, file with the "City of Salinas" - for ultimate recordation by the Monterey County Recorder - a final parcel map showing this approved subdivision within twenty-four (24) months from the date of approval per Salinas Municipal Code Section 31-501.10.
- b. Pay all costs for engineering and inspection of the subdivision incurred by the City.
- c. Construct all improvements as required to serve this subdivision.
- d. Obtain encroachment permits as required by the City prior to commencing work within the public right-of-way.
- e. Comply with City regulations concerning improvement of and construction on said property.
- f. Pay all fees as prescribed by current City Ordinances and policies at the time of development.
- g. All site improvements and buildings are subject to separate approval through the applicable Development Review process and are not approved as a part of the approval of this Parcel Map.
- h. Submit the final parcel map to the City of Salinas Development and Engineering Services Department with required notations such as: signature blocks for Community Development Department Planning Manager's Statement, City Engineer's Statement, Owner's Certificate (with notary block), Surveyor's Statement, County Recorder's Statement, Certificate of Acceptance; miscellaneous items such as legend, basis of bearings; and items listed in Section 31-501.1 of the Salinas Subdivision Ordinance.

Please obtain notarized signatures and return this letter to indicate your acceptance of its terms and conditions. Please feel free to contact Thomas Wiles in the Community Development Department or Robert Russell, City Engineer if you have questions.

Sincerely,

COURTNEY GROSSMAN
Planning Manager

(Signatures Listed Below on Pages 3 and 4 Must Be Notarized)

Dated: _____

Thomas M. Bryan, Chief Financial Officer
Taylor Fresh Foods, Inc., Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____, 20____, before me, _____, Notary Public, personally appeared, _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

John Mazzei, Associate General Counsel and Assistant
Treasurer
Taylor Fresh Foods Inc., Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 201__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Parcel Map: RS 2015-002

Attach: Exhibit "A": Proposed Parcel Map (Sheet 1 of 3)
 Exhibit "B": Proposed Parcel Map (Sheet 2 of 3)
 Exhibit "C": Proposed Parcel Map (Sheet 3 of 3)
 Exhibit "D": ALTA/ACSM Land Title Survey (Sheet 1 of 2)
 Exhibit "E": ALTA/ACSM Land Title Survey (Sheet 2 of 2)
 Exhibit "F": Engineer's Report, dated November 23, 2015

cc: RS 2015-002 file
 Rob Russell
 Juan Hernandez, Monterey County Public Works Department

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