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CITY OF SALINAS

*C. Dese. Dept.*

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PLANNED UNIT DEVELOPMENT PERMIT NO. 84-13  
(Amending Planned Unit Development Permit NO. 78-1)

COUNTY OF MONTEREY  
SALINAS  
NO FEE

WHEREAS, on April 23, 1979, the Council of the City of Salinas granted Planned Unit Development Permit No. 78-1 to allow development of 65 single-family dwellings on reduced lot area parcels on a 13.63-acre parcel of land situated between the existing Las Casitas subdivisions and the Natividad Creek Channel.

WHEREAS, Monsan Homes, Inc., made application for a Planned Unit Development Permit, amending PUD Permit No. 78-1, to allow development of 42 single-family detached zero lot line homes and 45 condominiums on 13.93 acres located north of Nogal Drive and Las Casitas Drive known as Assessor's Parcel No. 004-351-38 described above in the City of Salinas, County of Monterey, State of California; and

WHEREAS, the Council of the City of Salinas on January 8, 1985, acting upon the recommendation of the Salinas Planning Commission, has found and determined that the proposed amendment will not adversely affect the character of the development nor be injurious or detrimental to adjoining properties, and that said Planned Unit Development Permit ought to be granted upon the conditions hereinafter particularly set forth;

WHEREAS, staff has determined that the Environmental Impact adequately describes the environmental impacts of the Las Casitas Subdivision development; and

WHEREAS, the Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act and Salinas Resolution 8050 (as amended) and that the Commission has considered the information contained therein; and

WHEREAS, the City Council has reviewed and considered the information contained in the final Environmental Impact Report and no comments were received during the review period;

NOW, THEREFORE, the City Council of the City of Salinas makes the finding that changes or alterations have been required in or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final

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Environmental Impact Report, and hereby grants and issues Planned Unit Development Permit No. 84-13, amending Planned Unit Development Permit No. 78-1, upon the following terms and conditions, to wit:

Right to Develop

1. The permittee, Monsan Homes, Inc. shall have the right to develop 42 single-family detached zero lot line homes and 45 condominiums, on 13.93 acres located north of Nogal Drive and Las Casitas Drive in accordance with the following Exhibits, which are attached and made a part hereof:

Exhibit "A" - Site Plan  
Exhibit "B" - Floor Plan  
Exhibit "C" - Floor Plan  
Exhibit "D" - Elevations  
Exhibit "E" - Elevations  
Exhibit "F" - Elevations  
Exhibit "G" - Police Department memorandum dated Sept. 17, 1984  
Exhibit "H" - Fire Department memorandum dated May 10, 1984  
Exhibit "I" - City Engineer's report dated December 19, 1984

2. No future additions at or above ground level will be permitted.

Architectural Design and Material

3. Construction shall conform to the architectural designs approved or modified by the Planning Commission and attached as Exhibits, "D", "E", "F", and only those exterior materials and finishes approved by the Planning Commission shall be used.

Public Improvements

4. Public improvements within the development shall be constructed in conformance with plans and specifications submitted to and approved by the City Engineer. Improvement plans shall include provisions for site grading, fire hydrants, sewers, storm drains, paving, sidewalks, curbs, gutters, street lights, and all other facilities necessary to serve the development. All underground utilities shall be included on the final improvement plans.
5. The developer shall meet all requirements of the City Engineer's report dated December 19, 1984.
6. All easements and rights-of-way where public facilities are to be located, shall be dedicated to the appropriate public agency at the time of recordation of the final map.

Exhibits "A" thru "I" are on file in the office of Community Development, City of Salinas

7. An internal drainage system shall be provided on the site.  
The design shall be subject to the review and approval of the City Engineer.
8. Prior to issuance of a building permit, the developer shall submit calculations of reserved sewer capacity, if any, to the City Engineer for review and approval. Any required upgrading of the sewer system shall be the responsibility of the developer.
9. Prior to issuance of a building permit, the developer shall pay to the City one-third the cost of the box culvert under Las Casitas Drive. All utilities shall be extended to the southerly edge of the box culvert.

Underground Utilities

10. All utility lines shall be placed underground, and all power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad mounted above ground, they shall be located away from the general public view or shall be effectively concealed by a screen fence of a design approved by the utility company and by the City.

Fire Protection Requirements

11. All applicable requirements of the Salinas Fire Department, including those items identified in the Fire Department memorandum dated May 10, 1984, and Titles 19, 24 and 25 of the California Administrative Code must be met including, but not limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

Parking and Circulation

12. A minimum 211 on-site parking spaces shall be provided to serve the development, as shown on Exhibit "A".
13. All parking spaces shall not be less than 9 feet x 19 feet measured along the angle of parking.
14. All parking spaces shall be graded, drained, paved, striped, and provided with wheel stops to City standards.



15. All units with driveways less than 23 feet in length from the structure to the edge of sidewalk or driveway, shall be provided with roll-up garage doors.
16. All sidewalks and pedestrian ways adjacent to driveways and parking spaces shall be protected with a 6-inch raised concrete curb or sidewalk.
17. Parking shall be prohibited along the internal drives except in designated parking spaces.

Landscaping and Site Maintenance

18. All landscaped areas shall be maintained free of weeds, trash and debris, and all plant material shall be continuously maintained in a healthy, growing condition.
19. All plant materials requiring replacement after the initial landscaping installation in order to maintain landscaping in accordance with the approved plan shall be replaced, as a minimum, with plant materials of a size and species as originally approved on the landscape plan.
20. Provisions shall be made for continuous maintenance and upkeep of open or common areas including, but not limited to, trellises, fences, screen walls, retaining walls, planter boxes, pedestrian paths, sitting areas, and recreation areas.
21. All parking areas and grounds shall be regularly maintained and kept free of weeds, litter, and debris, and all traffic signs and pavement markings shall be clear and legible at all times.
22. All dumpsters, trash, litter, and debris shall be kept inside designated trash enclosures.
23. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with approved designs, materials, and finishes.

Fencing

24. Details of perimeter and patio fencing and of any other walls or fences shall be included in the landscape plans, to be submitted and approved by the Chief of Planning.

Lighting

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25. Exterior lighting may be installed under the following limitations:

- a. No roof floodlighting will be allowed on any of the structures.
- b. Lights under the eave line below the roofline or free-standing for lighting of ground level will be permitted if lighting is confined to the site.
- c. All exterior lighting fixtures shall be of a style and color compatible with the approved building materials.

Signing

26. Signing, including construction or "For Rent" signs, may be installed only in accordance with a total sign plan to be submitted to the Zoning Administrator for review and approval.

Compliance by Subsequent Owners

27. The permittees shall provide a full and correct copy of this permit to each and any prospective owner of all or any portion of the development. The permittee shall then secure from each such individual a statement that the prospective owner has received and read this Planned Unit Development Permit and agrees to comply with all terms and conditions herein.

Permit to Run with Land

28. This permit shall run with the land and all terms and conditions herein shall be considered conditions of any subsequent sale or lease of all or any portion of said property.

Permit to be Recorded

29. This permit shall be filed for record with the Recorder of the County of Monterey within ten days from the date of execution hereof.

30. The following language shall appear prominently in the owner's certificate of the final subdivision map: "The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 84-13 issued by the Council of the City of Salinas on and filed for record in Reel \_\_\_\_\_, Page \_\_\_\_\_, Official Records of Monterey

County." The permittee shall also request that the preceding language be included in the Final Subdivision Public Report of the California Department of Real Estate.

Tentative/Final Map Reference and Conditions

31. This PUD permit shall be referenced on the face of any tentative or final map for this subdivision, and the conditions of approval of such maps shall be considered as conditions of this permit.
32. The final map shall include a five foot wide maintenance and drainage easement along each zero lot-line unit to provide the adjacent property owner access to maintain the unit.

Further Development

33. No development other than that shown on the attached exhibits shall be undertaken by the permittee(s) or subsequent owners or developers of the subject property unless or until an amendment to this permit has been approved by the Planning Commission and City Council of the City of Salinas, except that minor modifications may be authorized by the Chief of Planning where they are consistent with the intent and concept of the Planned Unit Development.

Contractors Informed of PUD Permit

34. Before any building permit will be issued, the permittees shall provide any general contractor responsible for construction on the site with a full and correct copy of this permit, and shall secure from each such contractor and shall submit to the City a statement that the contractor has received and read this Planned Unit Development Permit.

Violation; Revocation

35. Violation of any of the terms and conditions of this permit is unlawful and shall be punishable as a misdemeanor, in accordance with Ordinance No. 1523(NCS). In addition to the sanctions set forth in Ordinance No. 1523(NCS), if the Chief of Planning shall determine that the owner, assigns, agents or representatives of the owner, have violated any of the terms or conditions of this permit, he shall give written notice



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that if such violations are not corrected or removed within thirty days, the Planning Commission of the City of Salinas will act to consider revoking this permit, and the Planning Commission may then order that this permit be revoked. In the event this permit shall be revoked by the Planning Commission, this action may be appealed to the Council of the City of Salinas within five days.

Review of Permit

36. If substantial action shall not have been commenced to carry out the terms and intent of this permit within one year after the date of granting hereof, then no building permit shall be issued for construction hereunder until the Planning Commission shall have reviewed the terms and conditions of this permit in light of the current plans and policies of the City and the physical, social and economic conditions in the area. As a result of such review, the Planning Commission may recommend and the City Council may approve the amendment or cancellation of this permit.

Unsigned Permit Null and Void

37. This permit shall be null and void and all terms and conditions herein shall have no force or effect unless the permit is executed by the permittee(s) and returned to the City of Salinas Community Development Department within thirty days after issuance.

CONDITIONS APPLICABLE TO THE ATTACHED UNITS.

38. Covenants, Conditions and Restrictions

A declaration of covenants, conditions and restrictions shall be placed upon the property by the permittee which provides for the establishment and operation of a Homeowner's Association including provisions for maintenance of Parcel "A", and requirement that all purchasers of dwelling units must become members of the Association and subject to its rules, regulations, and assessments.

39. The declaration of covenants, conditions, and restrictions and articles of incorporation and bylaws of the Homeowner's Association shall meet all requirements of the California Department of Real Estate and City Code Section 37-236.64 and shall be submitted to and approved by the Director of Community Development prior to the issuance of a building permit. Such covenants, conditions, and restrictions shall include provisions for maintenance of common areas. The annual operating budget and financial statement of the Homeowner's Association shall be subject to inspection and review by the Chief of Planning.

Landscaping

40. Prior to issuance of a building permit, a detailed landscape plan for Parcel "A" - condominiums shall be submitted to the Chief of Planning for review and approval. Said plans shall include the following, as a minimum:
- A. Location, type, and size of all materials and architectural ground covers or mulch.
  - B. Any mounding along the periphery of the site, and internally on the site, shown with one foot contour lines.
  - C. A permanent irrigation system.
  - D. Details of any trellises, retaining walls, planter boxes, flagpoles, pedestrian paths, and sitting areas.
  - E. Landscaped areas adjacent to roadways or parking areas protected by a six inch raised concrete curb.
  - F. Provisions for control of erosion, including sloped stabilization measures, and of the scattering of dirt, bark, or rock from landscaped areas onto adjacent drives or walkways.
  - G. A periodic mowing schedule for turfed areas.
  - H. A least 50% of all shrubs to be 5 gallon or larger.
  - I. All trees to be 15 gallon size or larger.
  - J. The developer shall provide one street tree per lot, minimum 15 gallon in size, in a location to be reviewed and approved by the Director of Recreation-Park Department.



Said trees shall be installed within 30 days of occupancy of each respective unit. The street tree fee will be waived.

Trash

41. Enclosed trash areas shall be constructed on the site as shown on the site plan Exhibit "A". Said trash enclosure shall be constructed of solid material matching the building veneer with a solid wood door six feet in height. The contents therein shall not be visible from adjacent properties nor the public rights-of-way. The design of the walls and gate shall be shown on the detailed landscape plans.

THE FOLLOWING CONDITIONS APPLY TO THE ZERO LOT LINE HOMES.

Architectural Design and Material

42. The single-family detached units located on corner lots shall be "flopped over" such that the private open space areas orient towards the interior of the subdivision. The resulting large blank wall orienting toward the street shall be redesigned to provide windows and other trim detail. Such design shall be reviewed and approved by the Chief of Planning prior to issuance of any building permit.
43. Trellises shall be deleted from the single-family detached units.

Landscaping

44. The developer shall provide one street tree per lot, minimum 15 gallon in size, in a location to be reviewed and approved by the Director of Recreation-Park Department. Said trees shall be installed within 30 days of occupancy of each respective unit. The street tree fee will be waived.
45. All single-family detached units shall be provided with exterior yard landscaping. Such landscaping shall be shown on the landscape plan to be submitted to the Chief of Planning for review and approval prior to issuance of a building permit.

This Planned Unit Development Permit was approved by the Salinas Planning Commission substantially as set forth herein on November 7, 1984.

Hardy I. Nielsen  
Chief of Planning

This Planned Unit Development Permit is hereby issued to the within named permittee.

SALINAS, a Municipal Corporation

Dated: Jan. 28, 1985

Amos L. Barron  
Mayor

Attest: Donna J. Doughty  
City Clerk

This Planned Unit Development Permit is hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions.

Dated: 2-4-85

By: Bahram Forohmand  
Monsan Homes, Inc.

Title: PERMIT.

**END OF DOCUMENT**

MEMORANDUM

# Exhibit

16

DATE: 17 Septmeber, 1984  
TO: Ms. Diane Henderson, Community Development  
FROM: Officer Tim Nihiser, Police Department  
SUBJECT: Las Casitas Unit #4 and Las Casitas Village

Police Department comments are as follows:

I. KEYING REQUIREMENTS:

- A. Upon occupancy by the owner of proprietor, each single unit in a tract or commercial development, constructed under the same general plan, shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

II. FRAMES/JAMBS/STRIKES/HINGES:

- A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a verticle distance of six (6) inches each side of the strike.
- B. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
- C. Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.
- E. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

III. DOORS, LOCKS, ETC:

Except for vehicular access doors, all exterior swinging doors of any residential building and attached garages, including the door leading from the garage area into the dwelling unit shall be equipped as follows:

- A. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches, or with panels not less than nine-sixteenths (9/16) inch thick.



- B. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection on one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths ( $3/4$ ) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth ( $1/4$ ) inch in diameter. All installation shall be done so that the performance of the locking device will meet the intended anti-burglary requirements. A dual locking mechanism constructed so that both the deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.
- C. Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing, except when double cylinder deadbolt locks are installed.
- D. All front exterior doors shall be equipped with a wide-angle ( $180^\circ$ ) door viewer.

#### IV. GARAGE DOORS:

- A. Wood doors shall have panels a minimum of five-sixteenths ( $5/16$ ) inch in thickness with the locking hardware being attached to the support framing.
- B. Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot from the bottom of the door to a height of seven (7) feet. Panels above seven (7) feet shall have a density of not less than five (5) ounces per square foot.
- C. Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch.
- D. Doors that exceed sixteen (16) feet in width shall have two locks receiving points; or, if the door does not exceed nineteen (19) feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counter-balance type hardware may be used.
- E. Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of three-eighths ( $3/8$ ) inch and protrude at least one and one-half ( $1\ 1/2$ ) inches into the receiving guide. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

#### V. WINDOWS and SLIDING GLASS DOORS:

- A. Louvered windows shall not be used when any portion of the window is less than 12 feet vertically or 6 feet horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

- B. All sliding glass doors shall have the sliding unit installed on the interior track.

VI. STREET NUMBERS:

- A. There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent, illuminated identification number, not less than four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

VII. LIGHTING:

- A. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least one (1) footcandle at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.
- B. Open parking lots and car ports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

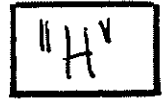
VIII. MISCELLEANOUS ITEMS:

- A. The attic area of each dwelling unit shall be constructed so that it is entirely enclosed and separate from adjoining attic spaces.
- B. Common dwelling unit walls shall be constructed and insulated in such a way that the transmittal of sound from one unit to another is minimal.

MEMORANDUM

DATE: May 10, 1984  
TO: Community Development  
Attention: Diane  
FROM: Fire Department  
SUBJECT: PROPOSED PRE 273 LAS CASITAS  
MIX DENSITY RESIDENTIAL PROJECT

Exhibit



The Fire Department's tentative comments are as follows:

I. Water Mains and Fire Hydrants

- A. Required fire flow of 2,000 gallons per minute. (P.U.C. General Order No. 103).
- B. Hydrants (Tentative)
  - 1. Tentative Site Plan indicates that 2 on-site and 3 on-street fire hydrants will be required.
  - 2. The fire hydrants will be Corona 550 with one 4-1/2 and one 2-1/2 inch outlet.
  - 3. The fire hydrants must be installed and in service prior to beginning combustible construction.
  - 4. The fire hydrant locations will be as plotted by the Fire Department on the site plan which is on file in the Office of the Fire Chief.
  - 5. The cost of installing water mains and fire hydrants will be paid by the developer.

II. Fire Department Access

A. General Requirements

- 1. Every building hereinafter constructed shall be accessible to Fire Department apparatus by way of access roadways with all weather driving surface of not less than 24' unobstructed width for two-way traffic nor less than 15' unobstructed width for one-way traffic, with a minimum turn radius of 15' capable of supporting the imposed loads of fire apparatus and having a minimum of 13'6" vertical clearance. Access shall be provided to within 100' of the main entrance to each building.



Provisions for turn-around must be designed into any dead-end of stub-end driveway which exceeds 150' from the face of the curb. Acceptable means of turn-around will be cul-de-sac, key, and T configurations.

2. Access roads shall be installed and in service prior to beginning combustible construction.

### III. Fire Detection System (All dwelling units)

- A. Every dwelling unit within an apartment house shall be provided with approved detectors of products of combustion other than heat, conforming to Uniform Building Code Standard No. 43-6 mounted on the ceiling or wall at a point centrally located in the corridor area giving access to rooms used for sleeping purposes. Where sleeping rooms are on an upper level, the detectors shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located within 12" of the ceiling. Care shall be exercised to insure that the installation will not interfere with the operating characteristics of the detector. When actuated, the detector shall provide an alarm. (California Administrative Code, Title 24, B-1300(b), and Uniform Building Code, Section 1310(a).)
- B. Components of the fire detector system must be the type which is listed and approved by the State Fire Marshal's Office.

### IV. Fire Extinguishers (Multiple-Family only)

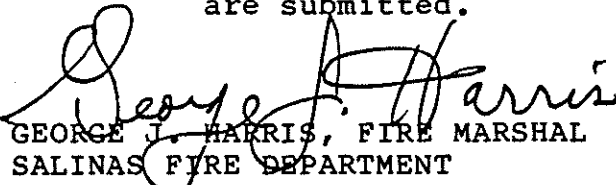
- A. Required by Title 24, California Administrative Code, Section 1084 and by Section 13.301, Uniform Fire Code.
- B. Shall be installed in accordance with Title 19, Chapter 1, Subchapter 3, Article II, Section 596.1, California Administrative Code.
  1. One extinguisher for each 5,000 square feet of floor area or portion thereof on each floor level.
  2. Minimum 2A rated capacity.
    - a. Recommend 2A-10BC mounted in break front cabinet
  3. Travel distance not to exceed 75'.

V. Building Identification

- A. All residential structures must be clearly identified by a sign with numbers a minimum of 6" high on a contrasting background.
- B. Individual apartments in each building must be identified by letters a minimum of 4' high on a contrasting background located on or adjacent to the entrance to the individual apartments.
- C. Clustered buildings will have a single number for the cluster and individual apartments will be numbered alphabetically with letters a minimum of 4' high on a contrasting background located on or adjacent to the entrance to the individual apartment.
- D. A readily visible, durable directory must be posted at each entrance to the complex indicating building numbers and direction.

VI. Additional Comments

- A. Additional comments will be made when more detailed plans are submitted.

  
GEORGE J. HARRIS, FIRE MARSHAL  
SALINAS FIRE DEPARTMENT

GJH:jd

Department of Public Works  
City of Salinas

ENGINEER'S REPORT

TENTATIVE MAP OF LAS CASITAS UNIT NO. 4 AND LAS CASITAS VILLAGE  
Revised December 19, 1984

DESCRIPTION

A mixed density residential development consisting of 13.9 acres lying between the northerly boundaries of Las Casitas Units No. 2 and 3 and the Natividad Creek Reclamation Ditch. Based upon a density of 6.3 units per acre, the development includes 42 single family and 45 condominium units.

STREETS

Las Casitas Drive is to extend from its existing terminus at Las Casitas Unit No. 3. Rancho Drive will match its extension from Lakeview Manor Subdivision. Rancho Drive as proposed is less than minimum widths for City standards and shall require approvals of the Planning Commission and the City Council.

The developer will be responsible for the design and construction of all on-site streets and street improvements in accordance with City Design standards. All such improvements will be constructed at the developer's expense. Las Casitas Drive and Rancho Drive shall be dedicated to the City of Salinas.

All private access roads shall be a minimum 24 feet in width, and furnished with vehicle turnarounds in accordance with fire protection requirements.

The service road adjacent to Natividad Creek shall be constructed of 4" aggregate base with seal coat as shown on the map.

All paving structural sections shall be in accordance with City standards and based upon soil reports furnished by the developer.

SANITARY AND STORM SEWERS

The developer will be responsible for the design and construction of all on-site underground and surface drainage facilities. Natividad Creek shall be shaped and graded, and provided with erosion control. Site grading and erosion control plans shall conform with the City's Grading and Erosion Control Ordinance. Retaining walls and drainage discharge facilities into the Reclamation Ditch shall be in accordance with City and the Monterey County Flood Control District requirements.

Sanitary sewer mains can be served by the existing sewer mains on Las Casitas Drive and the Sewer Lift Station; however, because of the revised proposed higher densities, the capacities of such facilities shall be reviewed and any required upgrading shall be the responsibility of the developer. Calculations of reserved sewer capacity, if any, shall be presented to the City Engineer for review and approval.

Depending upon application, storm and sanitary sewer improvements on condominium site shall be maintained by the developer. Drainage and sewer facilities on Las Casitas Drive and Rancho Drive, together with applicable easements shall be dedicated to the City.

UTILITIES

All on-site facilities including electrical, telephone and cable t.v. shall be underground with appropriate public utility easements furnished on frontages of the single family units.

Street lighting system shall be constructed as part of the public improvements and shall conform with City Standards. Lighting system shall be owned by the City.

Exhibit I



GENERAL

A final map reflecting all dedications, easements, and other requirements shall be in accordance with the Subdivision Map Act and submitted for review and approval by the City.

In addition, a maintenance agreement between condominium property owners shall be prepared and recorded, together with additional agreements as required in accordance with the City Condominium Ordinance.

The property owner will be required to share one-third (1/3) the cost of the box culvert. All utilities shall be extended to the southerly edge of the box culvert.

CITY OF SALINAS



ARNOLD C. JOENS  
Director of Public Works

ACJ:AAA:vr