

SITE PLAN REVIEW

City of Salinas - Community Development Department - 65 West Alisal Street - Salinas, CA 93901 (831) 758-7206

SITE PLAN REVIEW NO. 2009-013

ON PROPERTY LOCATED AT: 1275 Hansen Street

APN(s): 003-692-004-000

ISSUED TO: Belli Architectural Group (Rey Lagasca)

ZONING DISTRICT: Industrial - General - Airport Overlay (IG-AP)

This Site Plan Review authorizes a two phased development: Phase One - Construct new 1,620 square foot equipment room-vestibule for an existing industrial warehouse use, add four (4) loading docks, and add insulation to an existing 68,913 square foot building for continued warehouse use only; and Phase Two - Convert 86,189 square feet of an existing building from warehouse use to industrial processing use, add 57 parking stalls, add nine (9) loading docks, and via a Lot Line Adjustment, create 30,958 square feet of impervious surface within an abandoned rail spur, on the above described property in accordance with the following exhibits:

| | |
|-------------|---|
| Exhibit "A" | Standard Conditions |
| Exhibit "B" | Plan Check Services Comments, dated August 18, 2009 |
| Exhibit "C" | Maintenance Services Comments, dated September 22, 2009 |
| Exhibit "D" | Revised Fire Department Comments Phase One, dated September 3, 2009 |
| Exhibit "E" | Revised Fire Department Comments Phase Two, dated August 31, 2009 |
| Exhibit "F" | Revised Engineer's Report, dated October 5, 2009 |
| Exhibit "G" | BFI Letter dated September 1, 2009 |
| Exhibit "H" | Existing Site Plan (Sheet A1.1) |
| Exhibit "I" | Proposed Site Plan (Sheet A1.2) |
| Exhibit "J" | Landscaping (Sheet A1.3) |
| Exhibit "K" | Floor Plan (Sheet A2.1) |
| Exhibit "L" | Elevations (Sheet A4.1), |
| Exhibit "M" | Details (Sheet A8.1) |

All checked boxes apply to this Site Plan Review:

☒ Comments:

1. For Phase One, this Site Plan Review shall expire one year after the approval date, and for Phase Two, this Site Plan Review shall expire five years after the date of approval per Zoning Code Section 37-60.280 unless one of the following occurs:

- 1.1 A building permit has been issued and construction diligently pursued for each respective phase; or
- 1.2 The City Planner determines that substantial action has commenced to carry out the terms and intent of the Site Plan Review.
2. This Site Plan Review approval shall not be affected by changes in ownership.
3. This Site Plan Review approval shall lapse if the exercise of rights granted by it is discontinued for one continuous year.
4. Any activity that is exercised in violation of this Site Plan Review Approval, or, of any provision of the Salinas Municipal Code, may result in enforcement action by any appropriate means, including but not limited to, civil or criminal action.

PHASE ONE

5. AVIGATION EASEMENT. Prior to issuance of a building permit for Phase One, the Applicant or successor in interest, shall record an Avigation Easement on the property. Recordation of the Avigation Easement shall be coordinated with Engineering and Development Services (200 Lincoln Avenue, 831-758-7241). The following information needs to be provided to the City's Property Analyst: 1. APN; 2. Planner's Name; 3. Case File Number; 4. Owner Name per Grant Deed / Title Report; 5. Address; and 6. Legal Description. A copy of a recent Title Report will likely speed up the process as it will assist with the confirmation of the required information.
6. COMPLETION OF IMPROVEMENTS. Prior to final inspection by the Project Planner for Phase One, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval shall be installed by the Applicant or his designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.

PHASE TWO

7. TRASH ENCLOSURE. A trash enclosure will be required for Phase Two. Prior to issuance of a building permit, written confirmation from BFI is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of Browning Ferris Industries (BFI). Please contact David Akins of BFI at 271 Rianda Street, Salinas, CA 93901 Ph 831-775-3850, FAX 831-757-4964.
8. FINAL LANDSCAPE PLANS. On-site landscaping shall comply with the requirements of *Article V, Division 4* of the Salinas Zoning Code. Prior to the issuance of a Building Permit for Phase Two, the applicant shall submit detailed landscape and irrigation plans for review and approval by the Community Development Department. The landscape and irrigation plans shall include the following:
 - a. Landscape plans shall show the location, type, size, and names

of all plant materials and ground covers.

- b. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - c. Shrubs located within an Area of Unrestricted Visibility shall be maintained and trimmed to three feet in height within the fifteen-foot visibility triangles at the driveways.
 - d. Non-turf areas, such as shrub beds, shall be top-dressed with a bark chip mulch mixed into the topsoil or approved alternative. Dressing material shall be maintained within planter areas and shall not be allowed to migrate onto hard surfaces, such as sidewalks and parking lots.
9. COMPLETION OF IMPROVEMENTS. Prior to final inspection by the Project Planner for Phase Two, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval shall be installed by the Applicant or his designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.

PHASE ONE AND PHASE TWO:

10. PHOTOMETRIC LIGHTING PLAN. Prior to issuance of a building permit for both Phases One and/or Two, any **new** illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the Planning Manager. Light standards shall not exceed 25 feet in height (40 feet if located in the IG District) and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line.
11. BUILDING MATERIALS AND COLORS. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans. Building materials and colors of the addition shall be substantially compatible with the building materials and colors of the existing structure, subject to review and approval by the Community Development Department.
12. SIGNS. Signs are subject to review and approval of a separate Sign Permit.
13. Pursuant to Zoning Code Section 37-60.310, this Site Plan Review shall be null and void and all terms and requirements shall have no force or effect unless this Site Plan Review is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

This Site Plan Review is approved and executed as authorized by the Planning Manager in accordance with *Article VI, Division 5: Site Plan Review*, of the Salinas Zoning Code, and all exhibits attached hereto.

SITE PLAN REVIEW NO. 2009-013

Page 4 of 4

Effective Date: October 13, 2009

Courtney Grossman
Planning Manager

By: Deborah Kleffman
Deborah Kleffman/Assistant Planner

cc: Joseph Desante, Plan Checker II

ACCEPTANCE BY APPLICANT/PROPERTY OWNER
(Please sign and return original to the Community Development Department)

Rey Legasca
Rey Legasca
Belli Architectural Group
Applicant

11/10/09
Date

Bill Massa
Bill Massa
Property Owner

Oct. 15, 2009
Date

STANDARD PERMIT CONDITIONS

The following standard conditions shall be incorporated by reference into all permits and subdivision map approvals in conjunction with the Salinas Zoning Code and Subdivision Ordinance:

- Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
- Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Any Site Plan Permit that is exercised in violation of a condition of approval or a provision of the Salinas Zoning Code may be enforced by any appropriate means, including but not limited to civil or criminal action, by the City.
- The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
- No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved by the Community Development Director.

EXHIBIT "A"

Development Review Committee

Development & Engineering Services Department

Date: August 18, 2009

Construction Address: 1276 Hansen Street
Project Applicant: Rey Lagasca (Belli)
Scope of Proposal: Warehouse to Ag Processing
Project Planner: Deborah Kleffman



Project specific comments for SPR2009-013:

1. Show/provide accessible path of travel from property to public right of way.

Project specific comments for building permit application submittal:

1. The existing building will be required to meet structural provisions of CBC Section 3406.4.

The following are general comments on your proposed building construction for the above address and shall be addressed at building permit submittal if applicable:

1. The following codes are enforced in the Development and Engineering Services Department, City of Salinas:
 - A. 2007 California Building, Plumbing, Mechanical, Electrical and Fire Codes.
 - B. 2007 California Title 24 Accessibility Requirements
 - C. 2007 California Amendments
 - D. 2005 California Title 24 Energy Requirements
 - E. City of Salinas Ordinances
2. Submit the following information as applicable to your project to the Permit Center for plan check review:
 - A. 4 sets of construction plans (24 x 36 inches, including architectural, structural, mechanical, plumbing, electrical, Title 24 energy documents, etc.).
 - B. The Title Sheet shall include the following: Job description, codes, occupancy group, and type of construction.
 - C. Design criteria:
 - i. Seismic Zone D
 - ii. Energy Zone 3
 - iii. Wind Speed: 85
 - D. 2 sets of soils reports from the Civil/Soils engineer(s).
 - E. 2 sets of engineering calculations with wet stamp and signature.
 - F. 2 sets of Title 24 energy calculations.
 - G. An estimate for construction valuation.
3. Effective July 1, 2009, the plans check fee covers the initial plan review and first re-check. Additional re-checks on any plan review disciplines (areas) will be charged at \$109.20 per hour.

Joey DeSante
Plan Check II

Exhibit B

Deborah Kleffman

From: Ron Cole
Sent: Tuesday, September 22, 2009 2:23 PM
To: Deborah Kleffman
Subject: Re: Taylor Farms

Hi, Deborah:

Per our conversation regarding the Taylor Farms Site Plan Review, I had a conversation with Belli Architectural Group and also received a call from John Jocko from Taylor Farms. I reiterated my comments and concerns to both parties. Taylor Farms proposal to convert 86,189 sq. ft. of warehouse space to industrial production raised the following concerns.

1. I realize that this is a Phase I document for the initial conversion. However in Phase II the plans should include all industrial waste, storm water and sanitary sewer facilities. These should include pipes, inlets, manholes, cleanouts, and wet pits.
2. All interior floor drains should be shown with a pipe diagram that shows the path where any water entering the drain would flow.
3. Interior floor drains should not be connected to the storm system. In our experience, facility operators must disinfect the floor areas where food is processed or stored. Cold Rooms and warehouses are either hosed off with a disinfectant cleaner or scrubbed with a machine with rotating brushes and a squeegee. Although the machines typically vacuum water as they go their is still residual disinfectant that will enter floor drains or will be hosed off into the drain. In the last few years we have worked several months with clients to remove their cold room hose off and cleanup discharges from the storm system to the industrial waste facility.
4. Some scrutiny is needed if drains are identified for cold room or evaporator condensate or ice melt. Ice melt is not allowed to discharge to the storm system as salt is used in the icing process. Although pure condensate is an allowable discharge according to our stormwater ordinance, we have found on several occasions that the condensate lines also are used to flush scale buildup from the equipment. This introduces solids and chemicals used in the descaling process into the storm system. If we find that the discharge contains anything but condensate the operator may have some expensive re-plumbing to accomplish.
5. The Taylor farms representative stated that Phase II may be 2 to 4 years away and Phase II would include actual discharges. As they approach Phase II, I clarified that we would need to know how much additional water Taylor Farms intends to discharge to the industrial waste system as soon as possible. The fact that Taylor is expanding does not ensure that we will have adequate capacity to accept all their flows. Although this may not prove to be an issue it would be best to reach a consensus on this as much in advance as possible. Taylor would need to have their Industrial Waste Discharge Permit amended to reflect additional processing at the facility and their increased flow allocation.

Any questions please call me at 970-7617.

Ron Cole
Wastwater Manager

CITY OF SALINAS
FIRE DEPARTMENT
DEVELOPMENT REVIEW COMMENTS

DATE: 09/03/09
ADDRESS: 1275 HANSEN ST.
PERMIT #: SPR 2009-013

THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE YOUR PLAN SUBMITTAL. ALL REQUIREMENTS SHALL BE ADDRESSED BY COMMENT(S), AND/OR PLAN DETAIL(S), AND/OR MANUFACTURER'S / LISTING DOCUMENTS. TO EXPEDITE THIS PLAN/APPLICATION RECHECK, RETURN A COPY OF THESE COMMENTS WITH YOUR CORRECTED PLANS TO THE PERMIT CENTER.

- All plans shall conform to 2007 CBC, 2007 CFC and the most current NFPA standards required by currently adopted codes. These codes are based upon the International Codes and are amended by the Salinas Municipal Code online at <http://municipalcodes.lexisnexis.com/codes/salinas/>
- This is a preliminary review of a plan. This fire department review is focused on fire department access to the parcel and building, as well as fire flow from hydrants in the vicinity.
- Additional comments for corrections may be made when detailed plans are submitted for construction.
- We will not correct your incomplete plans in all respects. Consider following the "Effective Use of the IBC/CBC" found in the front pages of the International/California Building Code to produce a 100% construction plan.
- Deferred submittals are the exception, and not the rule. The deferred submittal of automatic fire protection systems may be allowed, if the construction plan includes all system specifications necessary to complete the building construction plan review.
- Provide the Fire Department with one 8 1/2" x 11" final site plan. An electronic version is preferred.
- These development review comments are intended to guide the project towards a complete construction plan submittal.

This plan has been reviewed as the following occupancy type: S

FIRE FLOW REQUIREMENTS

Project ~~meets~~ / does not meet the minimum fire flow requirements.

FIRE APPARATUS ACCESS

The site plan as drawn ~~meets~~ / does not meet access requirements.

OTHER PHASE ONE

If you have any questions, you may contact me at (831) 758-7466.
Thank You

Mark Latham
Battalion Chief
Fire Marshal

Exhibit D



CITY OF SALINAS
FIRE DEPARTMENT
DEVELOPMENT REVIEW COMMENTS

DATE: 08/31/09

ADDRESS: 1275 HANSEN ST.

PERMIT #: SPR 2004-013

THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE YOUR PLAN SUBMITTAL. ALL REQUIREMENTS SHALL BE ADDRESSED BY COMMENT(S), AND/OR PLAN DETAIL(S), AND/OR MANUFACTURER'S / LISTING DOCUMENTS. TO EXPEDITE THIS PLAN/APPLICATION RECHECK, RETURN A COPY OF THESE COMMENTS WITH YOUR CORRECTED PLANS TO THE PERMIT CENTER.

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Project ~~meets~~ does not meet the minimum fire flow requirements.

FIRE APPARATUS ACCESS

The site plan as drawn ~~meets~~ does not meet access requirements.

OTHER

PHASE TWO Proposed fire protection plan is OK in concept, however, removing the PVS requires installing water control on the risers. A fire apparatus access

If you have any questions, you may contact me at (831) 758-7466.

Thank You

Mark Latham
Battalion Chief
Fire Marshal

Road is required along N side of buildings/property. The existing FDC supplies on-site fire hydrants and is normally not allowed. Provide fire sprinkler 'base of riser' flows at construction phase, so FD can determine number & location of FDC's



Exhibit E

REVISED

CITY OF SALINAS
ENGINEERING AND TRANSPORTATION DEPARTMENT
ENGINEERING DIVISION - ENGINEER'S REPORT



DATE: October 5, 2009

PURPOSE: Site Plan Review No. 2009-013

(Deborah Kleffman)

LOCATION: 1275 Hansen Street

APN: 003-692-040

OWNER/APPLICANT: Rey Lagasca of Belli Architects

GENERAL: The development proposal is to make site improvements at 1275 Hansen Street in two phases: Phase I calls to add a 1,620 s.f. vestibule, add 4 loading docks, and insulate an existing 68,913 s.f. warehouse; Phase II calls to convert an 86,189 s.f. warehouse into an Ag Processing building, add 57 parking stalls and 9 loading docks. The site is developed to operate as a food processing plant. The property is currently being used for fresh vegetable/fruit cooling, processing, refrigerated storage and product shipping by Taylor Farms. The Engineering and Transportation Department supports the development proposal with the conditions and requirements identified in this report.

DEVELOPMENT REQUIREMENTS: The following information must be shown on the building plans:

1. Show existing facilities (curb, gutter, sidewalk, fire hydrants, driveways, lights, etc.).
2. Reconstruct all damaged curb, gutter and sidewalk along the site's street frontage.
3. Include a site grading plan showing existing and new grades/contours and show the interface with adjacent properties;
4. Identify Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practice (BMP) measures to be used, and obtain an NPDES permit from the State (if required);
5. Indicate storm drain and sanitary sewer locations and proposed tie-ins to City mains;
6. Denote parking stall dimensions and aisle widths – conform to City standards;
7. Provide disabled parking stalls conforming to City/State/Federal requirements;
8. Denote **"FIRE LANES-NO PARKING ANYTIME"** and **NO PARKING** areas;
9. Post addresses on buildings per City standards.

TRAFFIC /CIRCULATION AND SIGHT VISIBILITY CLEARANCE: Trucking, customer, visitor, and employee parking is established on-site and is accessed via two driveway approaches on Hansen Street. The plans show the layout of the parking facility. All parking facilities shall conform to the City Code requirements (9' wide x 19' deep stalls with 24-foot wide, 2-way travel aisles (minimum); the number of required parking stalls shall be confirmed by the project planner. Pedestrian path of travel to the buildings shall be provided for the new parking facility. Adequate site visibility clearances (15-foot sight triangles at driveways and 25-foot sight triangles at street intersections) shall be provided.

Exhibit F
REVISED

Design of disabled parking stalls shall conform to Title 24 requirements, including path of travel to the buildings served thereby. A detailed review of the disabled parking design will be done with the grading and site/building permit plans. The applicant's architect/designer shall confirm the pavement/circulation design will adequately accommodate delivery vehicles, as well as emergency vehicles and waste disposal trucks. The applicant shall contact BFI, the City's Solid Waste Contracting Company, to ensure the solid waste storage location can be adequately served. A letter with their approval will be required.

MAP REQUIREMENTS: A lot consolidation legal description and associated plat map was submitted by the owner/applicant on September 16, 2009. Staff reviewed the lot consolidation legal description and associated plat map and found technical corrections needed. The applicant shall complete the lot consolidation process, and provide supporting documentation (recorded deeds/maps/etc.), as well as traverse calculation(s) to confirm lot closures and traverse precision/error, to Permit Center Engineering Services Section staff for review.

PUBLIC IMPROVEMENTS: Public improvements currently exist along the site's frontage and are generally in fair condition. Street improvements required of this development shall include, but are not limited to: reconstructing all damaged concrete curb, gutter, and sidewalk along the site's Hansen Street frontage and removing dirt debris and weeds from street frontages.

ON-SITE IMPROVEMENTS: The development will require preparing on-site improvement plans, including: a grading/drainage plan; sanitary sewer, industrial sewer and storm drain plan; site improvement plans/details; and landscape plan. The grading/drainage plan shall identify existing and proposed grades/spot elevations and tie-ins to existing grades with smooth transitions between new and existing improvements. Grading shall conform to the latest version "Erosion and Grading Control Ordinance" and Standard Plan No. 58 (Slope Grading) in effect at the time of building permit issuance. Additionally, any industrial waste inlets no longer used at the site shall be closed off to prevent potential storm runoff into the City's industrial waste sewer system.

The project will be required to develop a construction-related Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project. Said BMPs shall include, but are not limited to: establishing a "stabilized entrance" at the site; installing straw wattles around the construction site; placing gravel bags around/over all inlets potentially impacted by construction; providing a concrete wash out area on the site; and sweeping streets on a daily basis.

Direct piping to the street for storm drainage will not be allowed. This development shall include provisions for draining new storm runoff through landscaped areas and low impact development/integrated management practice (LID/IMP) measures to clean said water before discharging into the storm drain system, as well as satisfying any additional stormwater management requirements set forth by the Central Coast Regional Water Control Board (CCRWCB). The applicant's engineer shall review the City's NPDES Draft Storm Water Development Standards (<http://www.ci.salinas.ca.us/services/engineering/engineering.cfm>) to

fully understand its requirements and applicability to this proposal and/or future site improvements. Applicant's engineer shall confirm design with calculations, per Section 1.5.3.4 of the above mentioned stormwater development standards.

PUBLIC UTILITIES: A site utility plan will be required with the building plan package. Said plan shall show the locations of all storm drain and industrial waste laterals with connections to City mainlines; public utility mains and utility services, including utility boxes and structures, and water/fire protection services; and other utilities serving this site, all as applicable. All new on-site utilities shall be installed underground, per City Code requirements.

On-site improvement plans shall include any new on-site security lighting with cut-off lenses and/or shields to eliminate spillover onto public streets or adjacent properties. The development shall also comply with all applicable Title 24 requirements in effect when building permits are issued (disabled parking stalls, path of travel to the building, building access, restrooms, etc.). Any new fencing shall conform to City Code requirements.

LANDSCAPING PLAN: An on-site landscape/irrigation plan will be required, shall be submitted with the building permit plans, and shall conform to the City's Zoning Code and Water Conservation Ordinance requirements. Plant material shall be drought tolerant, and the irrigation system shall be designed to minimize water use (drip/bubbler systems are encouraged). Said landscape plant palette should be similar to other existing landscaping established along this corridor. Landscape areas should be maximized to lessen hardscape and reduce surface runoff to a minor extent.

DEVELOPMENT FEES: Development fees will be due and shall be paid when this development's building permits are issued. The following is an estimate of said fees based on current fee rates and information related to the proposal, as shown on the plan:

| | | |
|------------------------------|-----------|-----------------------------|
| Traffic Impact Fee | \$ 97,105 | (321.54 trips x \$302/trip) |
| City Sanitary Sewer Fee | \$ 1,000 | (very rough estimate) |
| Storm Drain Fee | \$ 0 | (no net increase) |
| Street Tree Fee | \$ 0 | (no trees required) |
| TAMC Traffic Mitigation Fee* | \$ 62,438 | |

TRAFFIC FEE ANALYSIS

| | | |
|--------|---|----------|
| ASSESS | 1.62 ksf x 7 trips/ksf (for vestibule) = | 11.34 |
| ASSESS | 155.102 ksf x 7 trips/ksf (for W/house conversion)= | 1,085.71 |
| CREDIT | 155.102 ksf x 5 trips/ksf (Warehouse) = | - 775.51 |
| | | 321.54 |

**Effective August 27, 2008, the City Permit Center is now collecting a Regional Development Traffic Impact Fee on behalf of the Transportation Agency for Monterey County. Said fee is estimated as follows:*

| | | |
|---|---|--------------|
| ASSESS | 1,620 sf (for vestibule) x \$1.923 /s.f.= | \$ 3,115 |
| ASSESS | 155,102 sf (for W/house conversion) x \$1.923/s.f.= | \$298,261 |
| CREDIT | 155,102 sf (Warehouse) x \$1.368/s.f. = | - \$ 212,180 |
| | | \$ 89,196 |
| Regional Dev. Impact Fee \$89,196– (\$89,196 x 30.% City Discount)= | | \$62,438 |

The applicant should also contact the school district, the Monterey Regional Water Pollution Control Agency (MRWPCA), and the City's Permit Center to obtain information on development and building permit fees assessed by said agencies/departments.

NOTICE: The Conditions of Approval for Site Plan Review No. 2008-023 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 may protest these fees and development requirements, pursuant to Government Code Section 66020(a), begins on the date this Site Plan Review is approved. If applicant fails to file a written protest within this 90-day period complying with all of the requirements of Section 66020, he will be legally barred from challenging such fees or requirements at a later date.

CITY OF SALINAS


ROBERT RUSSELL, P.E.

Engineering and Transportation Department Director/
 City Engineer
 RCE 42871
 License Expires 3/31/2010

PREPARED BY:
 Frank A. Aguayo, P. E.
 Senior Civil Engineer

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September 1, 2009

Belli Architectural
313 Salinas Street
Salinas CA 93901

RE: Site Plan Review – Taylor Farms – Smucker's Plant
275 Hansen Street, Salinas

Dear Mr. Krbechek,

Pursuant to your request and the requirements of the City of Salinas I have reviewed the site plan and the current level and service characteristics of the aforementioned property on Hansen Street.

The proposed project will not impact the current service characteristics or manner of disposal on the property.

Inasmuch as there will be no operational impact, the service requirements of BFI will continue to be met and are therefore approved.

Sincerely,



David Akins
Operations Manager

Exhibit H

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 000-092-040
 PROJECT ADDRESS: 1275 HANSEN STREET
 SALINAS, CA 95001
 OWNER: WILLIAM MASSA TRUST
 P.O. BOX 6400, SALINAS, CA
 ZONING: ID - GENERAL INDUSTRY
 OCCUPANCY: B, B2 + P2
 CONSTRUCTION TYPE: TYPE V - B
 NUMBER OF STORIES: 2 STORY
 FIRE SPRINKLER SYSTEM: EXISTING
 CURRENT USE: (WAREHOUSE)
 PROPOSED USE: TO REMAIN THE SAME
 SCOPE OF WORK: PHASE I
 NEW 1620 SF VESTIBULE (FIRST FLOOR) AND
 ELECTRICAL ROOM (SECOND FLOOR),
 ADDITIONAL 4100 SQ. FT. LOADING DOCKS, AND INTERIOR
 INSULATION OF EXISTING 66,900 SF WAREHOUSE

LOT AREA: 507,696 SF (1166 AC.)
 ALLOWABLE FLOOR AREA: 507,696 SF MAX. ALLOWABLE
 AREA: 507,696 SF (1166 AC.)
 BATHROOM: APPROX. 2,400 SQ. YARDS OF TOTAL FLL

BUILDING LEGEND

| BUILDING | DESCRIPTION | OCCUPANCY | CONSTRUCTION | EXISTING | NEW |
|----------|---------------|-----------|--------------|----------|-------|
| A | WAREHOUSE | P2 | TYPE V-B | 161,752 | 0 |
| B | LOADING DOCKS | P2 | TYPE V-B | 1,620 | 1,620 |

ALLOWABLE BUILDING AREAS

| AREA | DESCRIPTION | AREA (SF) | ALLOWABLE AREA (SF) | ALLOWABLE INCREASE |
|------|---------------|-----------|---------------------|--------------------|
| A | WAREHOUSE | 64,040 | UNLIMITED | - PER CDC 507.3 |
| B | LOADING DOCKS | 16,194 | UNLIMITED | - PER CDC 507.3 |
| C | LOADING DOCKS | 1,620 | UNLIMITED | - PER CDC 507.3 |

GENERAL NOTES

1. FIRE EXTINGUISHERS TO BE 2A:10C ONE PER 3000 SQUARE FEET OR FRACTION THEREOF. EXTINGUISHERS SHALL BE MOUNTED ON A WALL 3-5 FEET ABOVE FINISHED FLOOR.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE FIRE DEPARTMENT.
3. FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE FIRE DEPARTMENT.
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7. FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE FIRE DEPARTMENT.
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10. FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE FIRE DEPARTMENT.

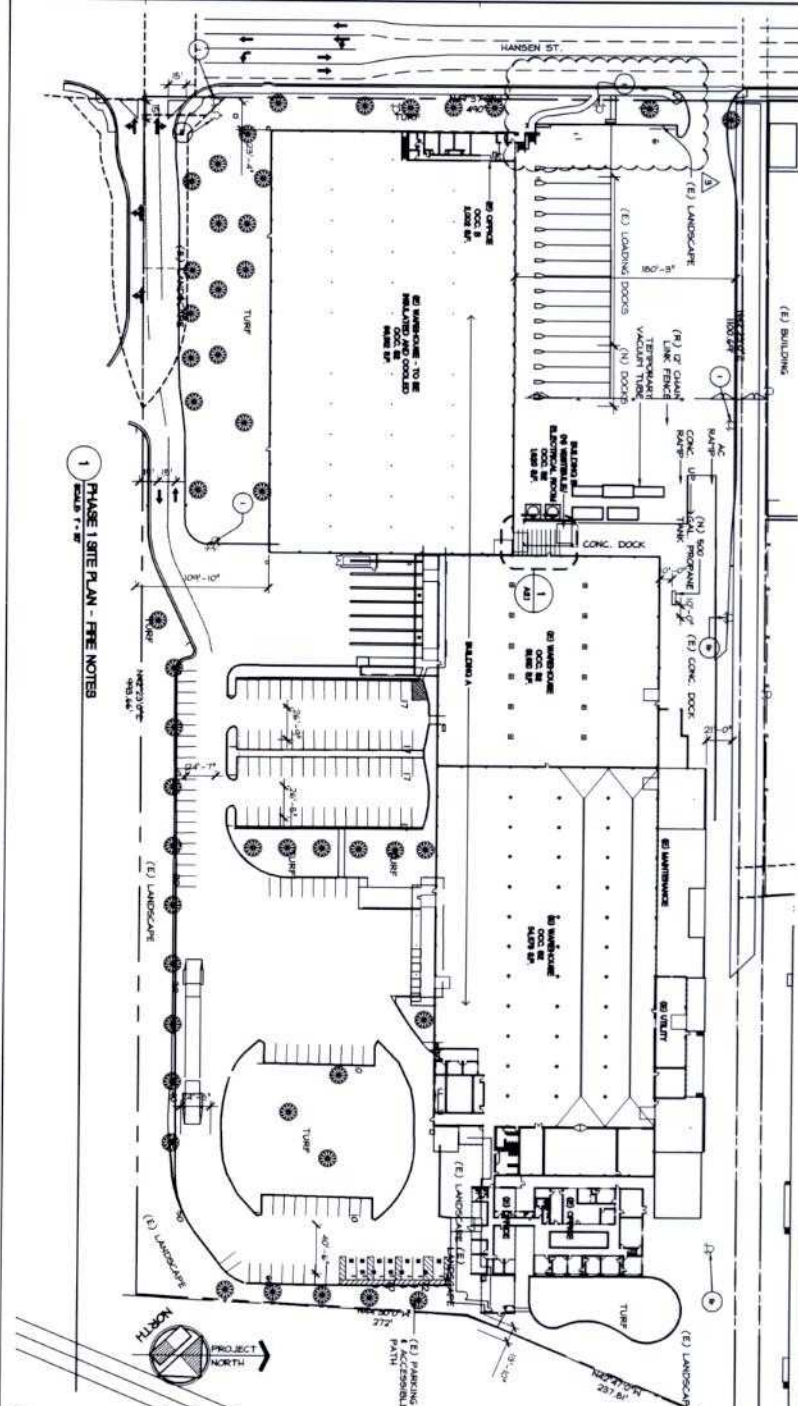
KEYNOTES

1. (N) FIRE HYDRANT CLON 800
2. (N) FIRE HYDRANT CLON 800
3. (N) FIRE HYDRANT CLON 800
4. (N) FIRE HYDRANT CLON 800
5. (N) FIRE HYDRANT CLON 800
6. (N) FIRE HYDRANT CLON 800
7. (N) FIRE HYDRANT CLON 800
8. (N) FIRE HYDRANT CLON 800
9. (N) FIRE HYDRANT CLON 800
10. (N) FIRE HYDRANT CLON 800

WICINITY MAP



rec'd 12-8-09



GENERAL FIRE NOTES

1. FIRE LANE VEHICLES ARE REQUIRED TO BE INSTALLED ALONG INTERIOR ACCESS ROADSWAYS IN LOCATIONS WHERE VEHICLE PARKING WOULD OBSTRUCT ACCESS TO THE BUILDING.
2. FIRE LANE VEHICLES ARE REQUIRED TO BE INSTALLED ALONG INTERIOR ACCESS ROADSWAYS IN LOCATIONS WHERE VEHICLE PARKING WOULD OBSTRUCT ACCESS TO THE BUILDING.
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GENERAL NOTES

1. NEW SIGNAGE WILL REQUIRE SIGN PERMIT/MASTER SIGN PLAN APPROVAL BEFORE INSTALLATION OF ANY SIGN VISIBLE FROM THE OUTSIDE.
2. A FEDERAL AVIATION ADMINISTRATION 7460-1 FORM WILL BE REQUIRED PRIOR TO THE USE OF CONSTRUCTION SIGNALS ON SITE.
3. NO TRAILER ENCLOSURE FOR PHASE 1 CONSTRUCTION. TRAILER ENCLOSURE FOR PHASE 2 TO BE OBTAINED PRIOR TO BUILDING PERMIT APPROVAL.

KEYED NOTES

- ① (E) or TALL CHAIN INTERFERENCE
 - ② (E) or TALL CHAIN INTERFERENCE
 - ③ BUT BLOCK THE ORIGINAL ROOM? (THAT MODEL + BURNS (1) BITE CAPACITY) SEE 
 - ④ NOT USED
- ⑤ "TRAVELING MEDIA NO OBJECTS OR VIBRATION GREATER THAN 30" IN HEIGHT"
- A

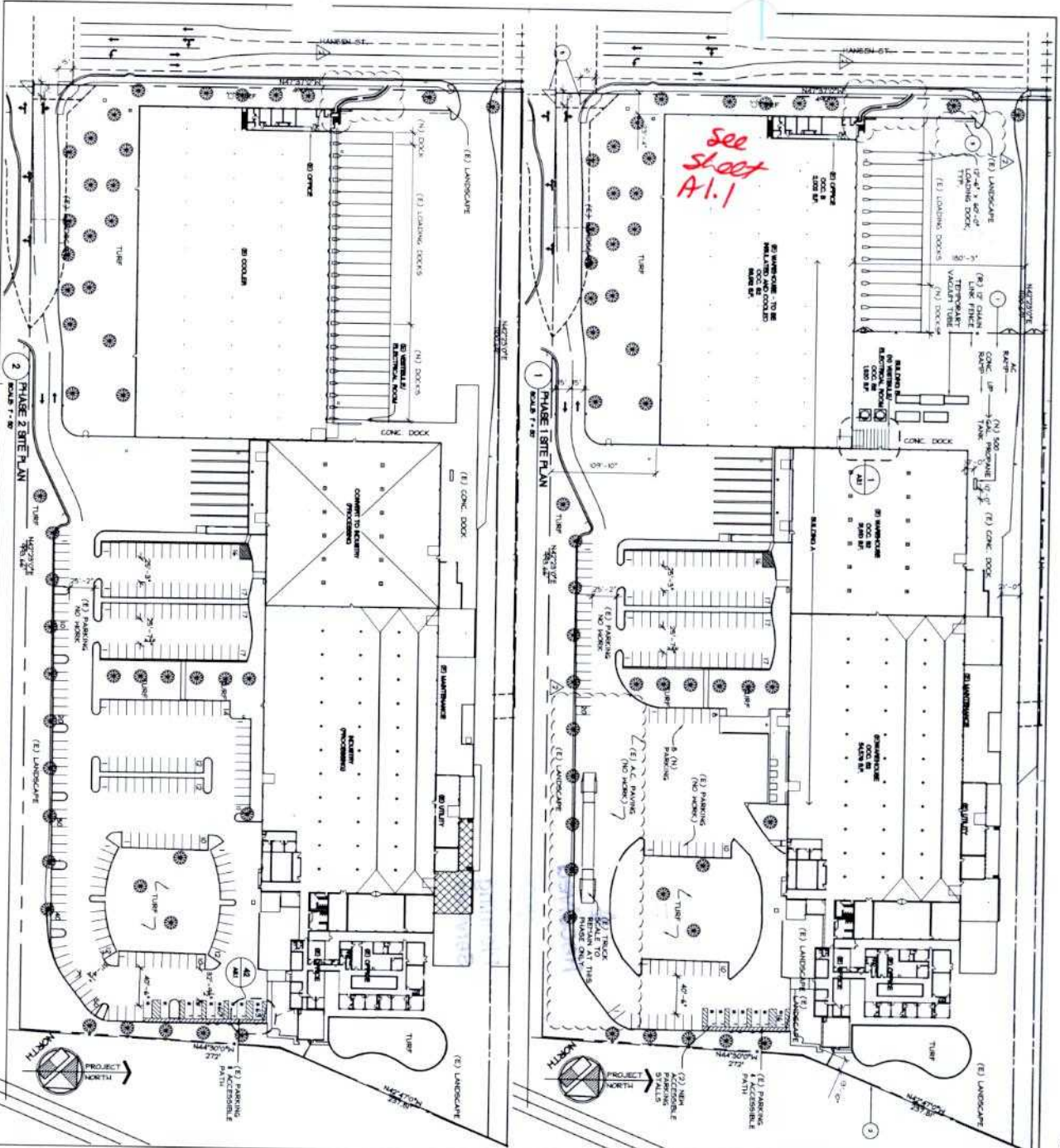
PROJECT DATA

PARKING REQUIREMENTS

| PANEL | | RATIO | | # OF STALLS | |
|------------------------|--------|-------------|-------------|-------------|-------------|
| STAGE | 1/300 | 15 IN4 S/P | 15 IN4 S/P | 15 IN4 S/P | 15 IN4 S/P |
| COLLER | 1/2000 | 160 IN6 S/P | 160 IN6 S/P | 160 IN6 S/P | 160 IN6 S/P |
| PACKING | 1/300 | # S.F. | # S.F. | # S.F. | # S.F. |
| (B) STALLS REQ'D TOTAL | | | | | |

LEGEND

-  PATH OF TRAVEL
 (E) MECHANICAL ROOM
 (N) VESTIBULE / ELECTRICAL ROOM



SITE PLAN

SITE PLAN REVIEW FOR:
TAYLOR FARMS
1275 HANSEN STREET
SALINAS, CA 93901

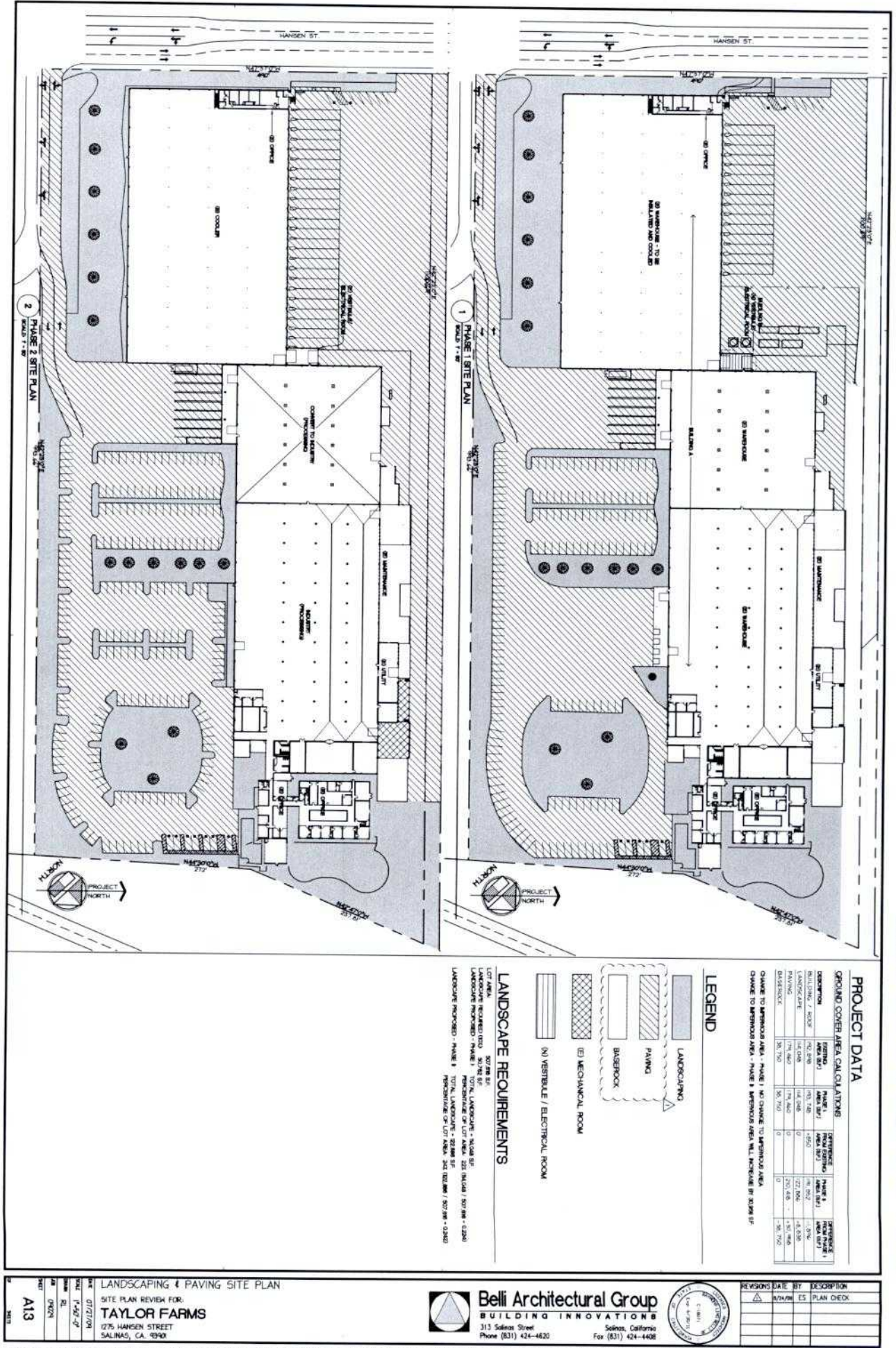


Belli Architectural Group
BUILDING INNOVATIONS
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408



| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|---------|----|-------------|
| △ | 8/26/20 | ES | PLAN CHECK |
| △ | 8/14/20 | ES | PLAN CHECK |
| | | | |
| | | | |
| | | | |

Exhibit 5

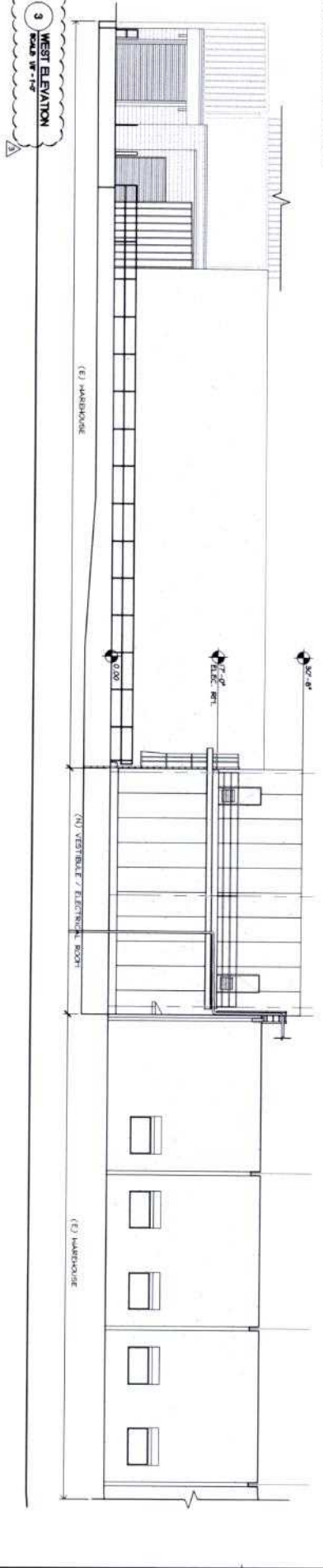
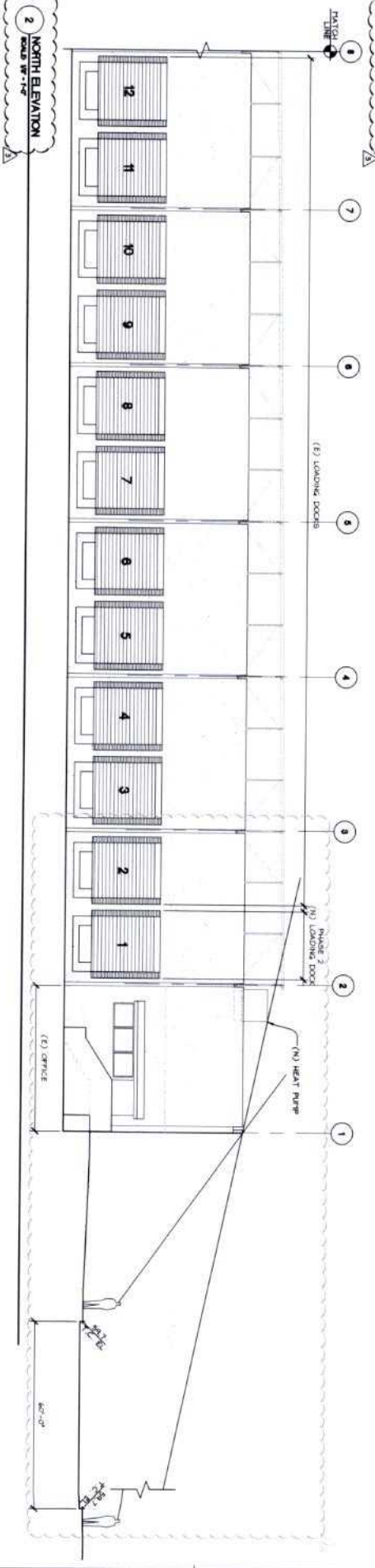
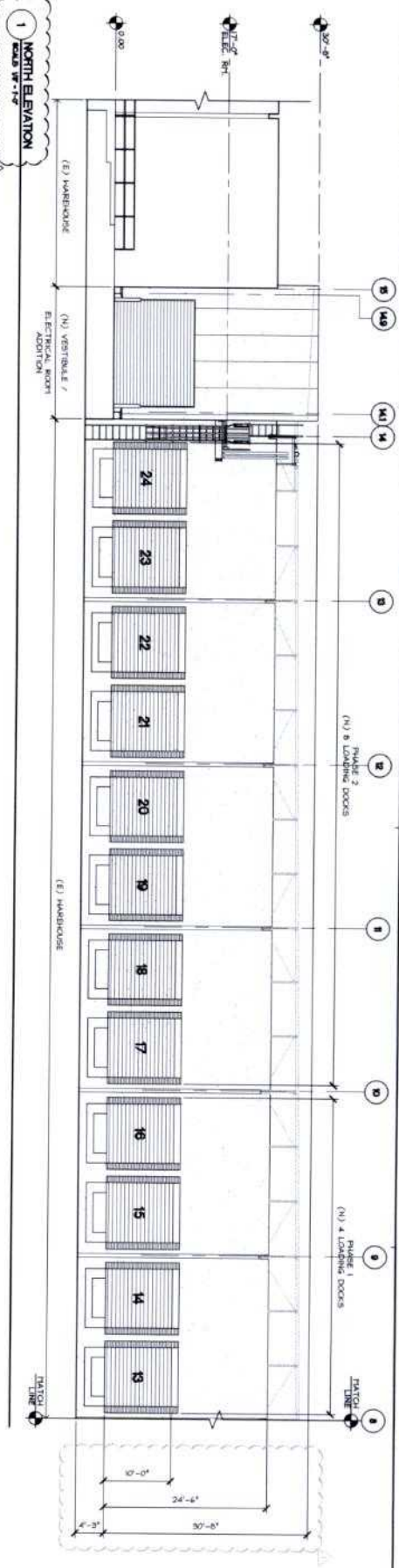


8-24-09

天



Exhibit 7



| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|----|------------------|
| 1 | 10/24/08 | ES | PLAN CHECK |
| 2 | 11/14/08 | ES | PLAN CHECK |
| 3 | 12/14/08 | RL | UPDATED DRAWINGS |

Belli Architectural Group
BUILDING INNOVATIONS
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Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

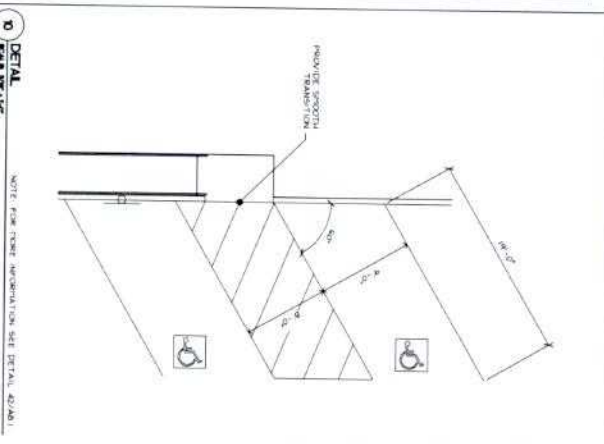
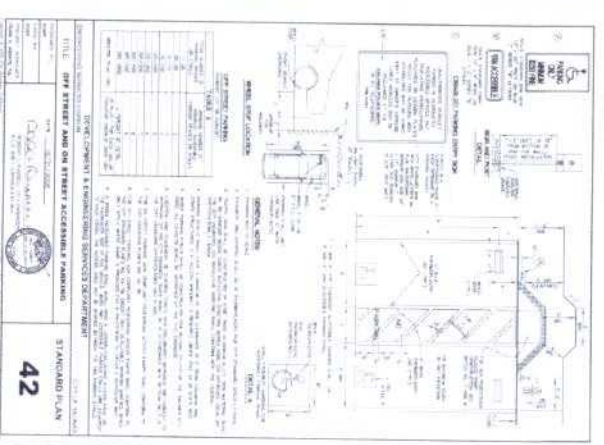
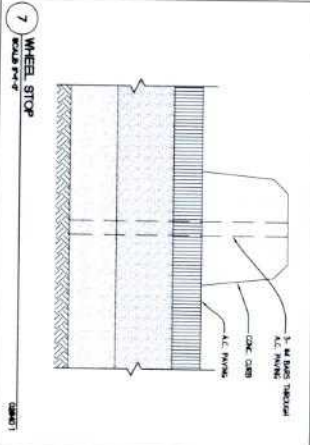
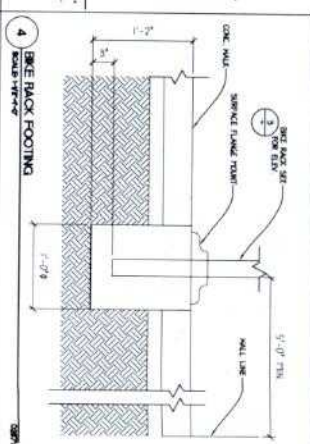


ELEVATIONS
SITE PLAN REVIEW FOR
TAYLOR FARMS
1275 HANSEN STREET
SALINAS, CA 95401

DATE 07/27/09
BY 108-11-07
CHECK 08/02/09
SCALE A41

12-8-09

3



| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|---------|----|-------------|
| 1 | 8/24/00 | ES | PLAN CHECK |
| | | | |
| | | | |
| | | | |
| | | | |

DETAILS
SITE PLAN REVIEW FOR:
TAYLOR FARMS
1275 HANSEN STREET
SALINAS, CA 93901

Belli Architectural Group
BUILDING INNOVATIONS
313 Solinas Street
Phone (831) 424-4620
Fax (831) 424-4408
Solinas, California



8-24-09

| | |
|--------|-----------|
| DATE | 07/27/04 |
| TIME | AS 5:40PM |
| NAME | ES |
| AGE | 04/2/94 |
| HEIGHT | A8.1 |