



City of Salinas

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

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

ENGINEER'S REPORT

DATE: 6/11/2019

PLANNER: Kelly (Rincon)

OWNER/APPLICANT: Goldman Rodney Daniel Trust/Ricky Cabrera

PURPOSE: SPR2019-003

LOCATION: 1072 Industrial St

DEVELOPMENT PROPOSAL: Reuse existing building for manufacturing and 306 sf retail of cannabis with interior/exterior and site improvements.

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: Non-Priority

SWDS THRESHOLD: Requirements 1 & 2

NDPES CATEGORY: Low Priority

SITE PLAN REVIEW: *Development Review Submittal prepared by Kasavan Architects, dated 5/14/19 and LandSet Engineers, Inc., dated 5/14/19.*

CONDITIONS OF APPROVAL

1. Datum – Provide conversion equation for vertical datum to NAVD88.
2. Site Plan – Coordinate the site plans to provide consistent location of improvements. The front door to the facility is currently at different locations on the Civil and Architectural plans.
3. Site Plan – Applicant shall explore other parking layouts to allow for better use of the property without leaving segments underdeveloped and to attempt to meet SMC section 37-50.450(B)(d) for driveway clearance.
4. Site Plan – If a change in the parking layout is infeasible, a deviation from the driveway clearance and driveway visibility, SMC sections 37-50.450(B)(d) and 37-50.460 (b) respectively, is acceptable given the low traffic volumes and low speeds of the adjoining street.
5. Offsite Improvements – Limited frontage improvements have been approved provided that the project provides landscaping along the full frontage of the property from the face of curb to the building or parking lot. If either of adjoining properties are developed, the applicant shall extend the sidewalk to the corresponding property line prior to completion of the adjoining development.
6. Offsite Improvements – The project shall remove and replace the entire length of the western driveway.
7. Railroad Frontage – Provide landscaping along the back of the building and vines along the fence fronting the railroad tracks.
8. Development Impact Fees – Development Impact fees are estimated at \$32,812. In August 2018, the City of Salinas entered into an agreement with the dispensary developer for 514 Work Street to accept a limited study provided by Keith Higgins, traffic engineer, in evaluation of trip rates for dispensaries. Trip rates for dispensaries per the ITE are set at an average of 253 trips per 1000 sf of building. The study by Higgins adjusted this trip rate to 73.03 trips per 1000 sf of building. In

said agreement, the City agreed to conduct a more comprehensive study during the first year of operation of all dispensaries to evaluate any credits or additional fees due by said developments. The fees for this tenant improvement have been assessed at 73.03 per 1000 sf of building, per the adjusted dispensary trip rate.

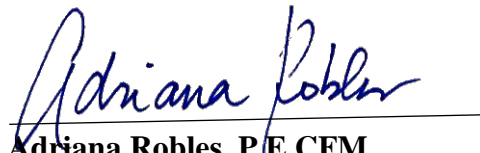
A review of our licensing system revealed not license associated to any existing business at this address. No credits were assessed for the existing business at this time. See attached worksheet. Impact fees will be assessed with building permit plans and are due at building permit issuance.

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.

CITY OF SALINAS

Reviewed By:

For:



Adriana Robles, P.E.CFM
Senior Civil Engineer
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(831) 758-7194

David Jacobs, P.E., L.S.
Public Works Director/City Engineer

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2018-2019)

(Including Hotels/Motels/Schools)

| | | | | |
|---|--|--------------------------------------|--------------------------------|---|
| Address: 1072 Industrial St | | | Permit #: Estimate Only | |
| Date: 03/27/19 | | | Bldg. Area: 4,200 sf | |
| 1. STREET TREE FEE: | | | | 2304.00.0000-56.5110 |
| 337 | Street Frontage (LF) | multiplier (per 60' frontage) \$343: | \$ 1,926.52 | Not assessed if provided by applicant |
| TOTAL STREET TREE FEE DUE: | | | \$ 1,926.52 | |
| 2. SANITARY SEWER FEE: | | | | 2301.00.0000-56.5120 |
| First 4,000 sf of building area and first 20 F.U. = \$1,757: | | | | Applicant to provide fixture unit table. |
| | Fixture units over 20 x \$18.59 ea: | | \$ - | |
| | sq. ft. of building area over 4,000/100 x \$4.36 ea: | | \$ - | |
| TOTAL SANITARY SEWER FEE DUE: | | | \$ - | |
| 3. STORM DRAIN FEE: | | | | 2301.00.0000-56.5130 |
| 1,467 | sf property | 43,560 sf/acre: | 0.034 | Storm drain fee assessed for any new pavement. |
| | | @ \$7,230/acre: | \$ 243.49 | |
| | | (School Rate) @ \$5,765/acre: | \$ - | |
| TOTAL STORM DRAIN FEE DUE: | | | \$ 243.49 | |
| 4. TRAFFIC IMPACT FEE: | | | | 2306.00.0000-56.5150 |
| | | | Dispensary | Gen. Light Ind |
| Building Square Footage: | | | 306 | 3,894 |
| Use: | | Divided by 1,000 : | 0.306 | 3.894 |
| Category: | | Trip Rate (TFO): | 73 | 7 |
| Trips: | | | 22 | 27 |
| Total Trips: | | | 50 | |
| @ \$379/trip (\$548/trip in FGA): | | | \$ 18,800.36 | Estimate per 2010 Traffic Improvement Program |
| TOTAL TRAFFIC IMPACT FEE DUE: | | | \$ 18,800.36 | |
| 5. REGIONAL DEVELOPMENT IMPACT FEE | | | | 8809.81.8157-57.8640 |
| Fee assessed by the Transportation Agency for Monterey County | | | \$ 9,410.76 | Per TAMC fee schedule |
| 6. PUBLIC FACILITIES IMPACT FEE | | | | |
| FIRE IMPACT FEE \$519.66/ksf (Commercial) = | | | | Credits will be assessed at building permit review. |
| FIRE IMPACT FEE \$117.87/ksf (Industrial) = | | | \$ 495.05 | |
| POLICE IMPACT FEE \$691.47/ksf (Commercial) = | | | | |
| POLICE IMPACT FEE \$460.98/ksf (Industrial) = | | | \$ 1,936.12 | |
| TOTAL PUBLIC FACILITIES IMPACT FEE | | | \$ 2,431.17 | |
| TOTAL DEVELOPMENT FEES DUE: | | | \$ 32,812.30 | |

Effective: July 1, 2018

Valid through: June 30, 2019

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated October 1, 2018

Project Name:

Date: 3/27/2019

| | |
|--------------------------|-----------------|
| 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): | \$346 | 50 | \$17,300.00 |
| Subtotal: | | | \$17,300.00 |
| Apply discount: | 45.60% | | \$7,889.24 |
| Apply credits: | | | \$0.00 |
| Total Regional Fee: | | | \$9,410.76 |